

set forth in the note, shall be secured hereby and by the Mortgage and the Assignor shall reimburse Assignee therefor immediately upon demand.

6. Upon or at any time after default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant or agreement herein or in the mortgage or the note or in Landlord's covenants in any lease covering all or a portion of the premises, Assignee may, at its option, without notice and without regard to the adequacy of the security for the indebtedness hereby secured, in person or by agent, with or without bringing any action, suit or proceeding, enter upon and take possession of the premises and have, hold, manage, lease and operate the same on such terms, employing such management agents and for such period of time as Assignee may deem proper; and may collect and receive all rents, issues and profits of the premises, including those past due, with full power to make from time to time all alterations, renovations, repairs or replacements thereto as it may deem proper and make, enforce, modify and accept the surrender of leases; fix or modify rents; and to do all things required of or permitted to the Landlord under the Lease; and do any acts which Assignee deems proper to protect the security hereof until all indebtedness secured hereby is paid in full, and either with or without taking possession of the premises, in its own name, sue for otherwise collect and receive all rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, management agents' fees and, if Assignee manages the premises

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