

rental office of the Grantor, if any, located upon the Property, or by written notice served personally upon or sent by registered or certified mail to the Borrower, as the Lender may elect, and no further authorization shall be required. Upon such entry and taking possession, the Lender may:

- (1) manage and operate the Property or any part thereof including the making of such reasonable repairs and alterations to the Property as the Lender may deem necessary;
- (2) demand, collect, receive, sue for, attach, levy, recover, compromise and adjust, and give proper receipts and releases for, all Rents that may then be due or may thereafter become due with respect to the Property, or any part thereof, from any present or future lessees, sublessees or occupants thereof;
- (3) lease the Property, or any part thereof, for such periods of time, and upon such terms and conditions as the Lender may reasonably deem proper;
- (4) enforce, cancel or modify any of the Leases, including the taking of any action necessary to enforce, enjoin or restrain the violation of any of the terms and conditions of any of the Leases;
- (5) institute, prosecute to completion or compromise and settle all summary proceedings or actions, for Rent or for removing any or all lessees, sublessees or occupants of the Property, or any part thereof;
- (6) pay out of the Rents any taxes, assessments, water rates, sewer rates, or other governmental charges levied, assessed, or imposed against the Property, or any part thereof, and also any and all other charges, costs and expenses which it may deem reasonably necessary or advisable for the Lender to pay in the management or operation of the Property, including, without limitation, the costs of any repairs or alterations, commissions for renting the Property and legal expenses reasonably incurred in enforcing the rights of the Lender under the Note, the Mortgage and this Assignment; and
- (7) generally do, execute and perform any other acts that ought to be done, in the Lender's reasonable discretion, in and about or with respect to the Property as fully as the Borrower might do.

B. The Lender may apply the net amount of any Rents received by it from the Property, after payment of all reasonable costs and charges of managing and operating the