

the payment of any indebtedness secured by the mortgage and further secured hereby or in the performance of any obligation, covenant or agreement herein or in the mortgage or any such lease contained, Assignor shall have the right to collect, but not prior to accrual, all rents, issues and profits from said leases, and to retain, use and enjoy the same; provided, however, in the event of default in the payment of any installment of principal and interest as provided in said note, and upon notice of such default and demand by Heller, such lessees are hereby authorized to make to Heller payment for all further rental under said leases until said indebtedness shall have been fully paid and satisfied.

2. If default occurs (a) in the payment of any installment of the indebtedness secured by the mortgage and secured hereby, or (b) in the performance of any obligation, covenant or agreement contained herein or in the mortgage or any such lease, other than such default in the payment of any installment of said indebtedness as is specified in (a) above, which default shall not be remedied within twenty (20) days after the mailing by Heller of written notice of such default to Assignor, then Heller may declare all sums secured hereby immediately due and payable and may, at its option, irrespective of whether declaration of default under the mortgage has been made and without regard to the adequacy of security for the indebtedness hereby secured, either in person or by agent with or without bringing any action or proceeding, or by a receiver to be appointed by a court, enter upon, take possession of, manage and operate said leased premises or any part thereof; make, cancel, enforce or modify leases, obtain and evict tenants, and modify rents,

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