

or accept surrender of any leases of the Mortgaged Property, or any part thereof, now or hereafter existing, or consent to any assignment thereof or subletting thereunder (except in the ordinary course of business) or accept prepayment of installments of Rent under such leases for more than one month. In respect of any such lease Mortgagor will (i) fulfill or perform each and every term, covenant and provision thereof to be fulfilled or performed by the Mortgagor thereunder; (ii) give prompt written notice to Mortgagee if Mortgagor receives within any sixty (60) day period written notice from ten (10%) percent or more of the tenants of default by the Mortgagor thereunder, together with a reasonably detailed description of the nature of such alleged defaults, and (iii) use reasonable efforts to enforce the performance or observance of each and every term, covenant and provision of any such lease by the Mortgagee thereunder. In the event of any uncured default under this Mortgage, Mortgagor will pay monthly in advance to Mortgagee, or to any Receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupation of such part of the Mortgaged Property as may be in possession of Mortgagor, and upon default in any such payment, will vacate and surrender possession of such part of the Mortgaged Property to Mortgagee or to such Receiver or be subject to eviction. To the extent permitted by the laws of the State of South Carolina, the Mortgagee has the right to appoint a Receiver to manage the Mortgaged Property and collect the Rents following a default, and such Receiver, at the option of the Mortgagee, may remain in possession of the Mortgaged Property for the remaining term of the obligation or until it is discharged