

payment of taxes, assessments and all other charges against the Property; payment of all types of insurance premiums pertaining to the Property; reduction of principal or payment of interest due under the Note; payment of all other advances pursuant to this Mortgage and the Note made by Mortgagee on behalf of or to Mortgagor; and payment of any expenses incurred in operating, maintaining or rebuilding the Property or incurred for its betterment. The assignment shall continue in effect until the Indebtedness is paid, but Mortgagee hereby waives the right to enter the Property for the purpose of collecting the Rents, and Mortgagor shall be entitled to collect and receive the Rent until the occurrence of an Event of Default, and, if applicable, after the expiration of the notice period provided for herein. Mortgagor shall use the Rents in payment of principal and/or interest payable pursuant to the Note, and in payment of all taxes, assessments, water rates, sewer rents, insurance premiums and other charges on or against the property; such right of Mortgagor to collect and receive rents may be revoked by Mortgagee upon any occurrence of an Event of Default. Mortgagor shall not have the right or power, without the consent of Mortgagee, to alter, modify, extend, renew or amend any terms or terminate or accept surrender of any leases of the Property, or any part thereof, now or hereafter existing, other than in the ordinary course of business, or to accept pre-payments of installments of rent to become due thereunder for a period of more than one month in advance, or to further assign the Rents. In respect of any such lease, Mortgagor shall (i) fulfill or perform each and every term, covenant and provision thereof to be fulfilled or performed by the lessor thereunder; (ii) give prompt written notice to Mortgagee if Mortgagor