

the premises for the purposes of taxation any lien thereon, or providing or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby, for state or local purposes or the manner of the collection of any such taxes so as to adversely affect the interest of the Mortgagee, the whole sum secured by this instrument with interest thereon, at the option of the Mortgagee, shall immediately become due, payable and collectible without notice to any party.

VIII. The Mortgagee shall have the right, after default in any of the terms, covenants or agreements herein contained, or contained in the Note, to the appointment of a receiver to collect the rents and profits from the premises hereinbefore described without consideration of the value of the Premises or the solvency of any person liable for the payment of the amounts then owing, and all amounts collected by the receiver shall, after expenses of the receivership, be applied to the payment of the indebtedness hereby secured and the Mortgagee, at its option, in lieu of an appointment of a receiver, shall have the right to do the same. If such receiver shall be appointed, or if there should be a sale of the Premises, as provided above, the Mortgagor or any person in possession of the Premises thereunder, as tenant or otherwise, shall become a tenant at will of the receiver or of the purchaser and may be removed by a writ of ejectment, summary ejectment or other lawful remedy.

IX. No delay or forbearance by the Mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all rights shall be cumulative. In case the Mortgagee voluntarily or otherwise shall become a party to any suit or legal proceeding to protect the property herein conveyed or to