

Premises, including those past due as well as those accruing thereafter, and the Lender may apply any monies and proceeds received by the Lender, in whatever order or priority the Lender in its sole discretion may determine, to the payment of (i) all expenses of taking, holding, managing and operating the Premises (including compensation for the services of all persons employed for such purposes); (ii) the cost of all such maintenance, repairs, renewals, replacements, additions, betterments, improvements, purchases and acquisitions; (iii) the cost of such insurance; (iv) such taxes, assessments and other similar charges as the Lender may at its option pay; (v) other proper charges upon the Premises or any part thereof; (vi) the reasonable compensation, expenses and disbursements of the attorneys and agents of the Lender; (vii) accrued interest; (viii) deposits required in Paragraph 1.04 hereof and other sums required to be paid under this Mortgage; or (ix) overdue installments of principal. Anything in this Paragraph 2.03 to the contrary notwithstanding, the Lender shall not be obligated to discharge or perform the duties of a landlord to any tenant or incur any liability as the result of any exercise by the Lender of its rights under this Mortgage, and the Lender shall be liable to account only for the rents, incomes, issues, profits and revenues actually received by the Lender.

(d) In the event that all such interest, deposits and principal installments and other sums due under any of the terms, covenants, conditions and agreements of this Mortgage shall be paid and all Defaults shall be cured, and as a result thereof the Lender surrenders possession of the Premises to the Borrower, the same right of taking possession shall continue to exist if any subsequent Default shall occur.

