

its of the Property during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when the Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Property during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of (i) the indebtedness secured hereby, or by any decree foreclosing the Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (ii) the deficiency, in case of a sale and deficiency.

26. Possession of Property. To the extent permitted by law, after the occurrence of one or more Defaults, the Mortgagee and its agents or assigns and any receiver appointed by a court are authorized to: (i) take possession of the Property, in any manner permitted by law and to exclude the Mortgagor, its agents and servants wholly from the Property; (ii) lease the same; (iii) collect all rents and profits therefrom; (iv) use, operate, manage and control the Property and conduct the business thereof, either personally or by its managers, agents or receivers; (v) maintain and restore the