

all actions, suits, and other proceedings in any way affecting this property, present or future leases thereon and rents now or hereafter accruing therefrom, to compromise, arbitrate and adjust any and all claims arising in connection with said property in such manner as the agent may deem for the best interests of all parties, modify or cancel existing leases, make new leases and contracts in the name of and in behalf of the owner upon such terms and conditions as may appear reasonable to the agent, but subject however, to the approval of the note holder, and generally to deal with the present and future tenants for all purposes as fully and effectually as the owner might do, and likewise to order and pay for repairs, improvements, and alterations deemed necessary by the agent or note holder, pay taxes, insurance premiums and all other items secured under the mortgage or deed of trust, and likewise pay all other items and charges necessary, usual or incidental to the management of said property, such payments to be made out of the rents, but with the proviso that the note holder subject to obligations then already assumed by the agent, may prescribe as to how the rents shall be applied but the agent shall not be required to make any of the payments aforesaid except out of the rents as and when collected by him.

The note holder may at its option at any time advance to the agent funds for any of the foregoing purposes and such advances shall be secured hereby and shall be payable out of the rents.

In the exercise of the powers herein granted the agent shall be responsible both to the owner and to the note holder but only for reasonable diligence in the discharge of his duties, but the note holder assumes no responsibility to the owner for the acts of the agent nor for any funds collected hereunder. The agent shall receive a commission of 5% on rents collected as full compensation for his services.

The agent shall keep a complete record of the receipts and disbursements and each month shall render a statement thereof to the note holder in satisfactory form.

In order to rest full power and authority in the agent to carry out the purposes of this contract the owner hereby assigns, transfers and sets over to the agent for the benefit of the note holder all rents, issues and profits from the property above described and likewise appoints the agent the owner's true and lawful attorney for the owner and in the owner's name to do and perform any and all acts provided for in this contract together with such other acts usual, necessary, incidental or desirable to be performed to carry out the purposes of this contract herein specifically set forth, or not and the owner hereby ratifies all legal acts done or performed by said attorney by virtue hereof.

Neither the agent herein appointed nor any subsequent appointee shall have any vested rights herein except to be compensated for commissions already earned and the services of any agent may be dispensed with at any time with or without cause by the appointment of a new agent satisfactory to both the owner and the note holder which new agent shall succeed to and have all the powers and authority herein granted. New appointments of agents shall be made by the owner with the written consent of or upon the written demand of the note holder but upon the failure of the owner to make a new appointment within ten days after written demand by the note holder then such new appointment may be made by the note holder without the owner's consent, or the note holder may at his election proceed by proper action in court to have the old agent removed and a new agent appointed. Any new appointment whether made by the owner or note holder