

(b) Upon the occurrence of an Event of Default and upon the commencement of any action, suit or proceeding at law or equity, including a foreclosure action, Mortgagee shall be entitled to apply at any time to any court having jurisdiction thereof, for the appointment of a receiver of all and singular the Property and of the income thereof from whatsoever source derived. The receiver shall have the usual powers and duties of receivers in like cases. Said appointment shall be made by the court as a matter of strict right to Mortgagee, and without reference to the adequacy or inadequacy of the value of the Property, or to the solvency or insolvency of Mortgagor or any other party defendant to such suit. Mortgagor hereby specifically waives the right to object to the appointment of a receiver as aforesaid and hereby expressly consents that such appointment shall be made as an admitted equity and as a matter of absolute right to Mortgagee and that the same may be done without notice to Mortgagor.

30. Upon the occurrence of an Event of Default, Mortgagee personally, or by its agents or attorneys, may enter into and upon all or any part of the Property, and each and every part thereof. Upon every such entry, Mortgagee at its option and at the expense of the Property or Mortgagor, from time to time, may maintain and restore the Property, whereof it shall become possessed as aforesaid, and likewise, from time to time, at the expense of the Property or Mortgagor, Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto consistent with apartment usage and thereon as to it may seem advisable, and in every such case Mortgagee shall have the right to manage and operate the Property and to carry on the business