

the Obligations in accordance with the provisions of the Note and this Mortgage. The Mortgagee shall have the right, but shall be under no obligation to question the amount of the Award, and the Mortgagee may accept same without prejudice to the rights that the Mortgagee may have to question such amount. In any such condemnation or eminent domain action or proceeding, the Mortgagee may be represented by attorneys designated by the Mortgagor and approved by the Mortgagee, and all sums paid by the Mortgagee in connection with such action or proceeding (other than attorneys' fees) shall, on demand, be immediately due from the Mortgagor to the Mortgagee and the same shall be added to the Obligations and shall be secured by this Mortgage.

- (e) Notwithstanding any taking by condemnation or eminent domain, closing of, or alteration of the grade of, any street or other injury to or decrease in value of the Property by any public or quasi-public authority or corporation, the Obligations shall continue to bear interest at the Interest Rate until the Award shall have been actually received by the Mortgagee, and any reduction in the Obligations resulting from the application by the Mortgagee of the Award shall be deemed to take effect only on the date of such receipt.

17. Assignment of Rents, Etc. The Mortgagor hereby assigns to the Mortgagee the rents, issues and profits of the Property as further security for the payment and performance of the Obligations, and the Mortgagor grants to the Mortgagee the right to enter the Property for the purpose of collecting the same and to let the Property, or any part thereof, and to apply said rents, issues and profits, after payment of all necessary charges and expenses, on account of the Obligations. This assignment