

formance of the Obligations, notwithstanding the fact that the Obligations may not be due and payable; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said proceeds, awards and payments to the Mortgagee free, clear and discharged of any encumbrances of any kind or nature whatsoever; and

F. All right, title and interest of the Mortgagor in and to any and all present and future Leases (hereinafter defined) of all or any part of the Property, and in and to the rents, issues and profits payable thereunder and cash or securities deposited thereunder as lessees' security deposits; and

G. To the extent permitted by law, all right, title and interest of the Mortgagor in and to the franchises, permits, licenses and rights therein respecting the use, occupation and operation of the Premises, the Buildings and the Building Equipment or the activities conducted thereon or therein.

TO HAVE AND TO HOLD the Property hereby granted unto the Mortgagee, its successors, heirs and assigns, forever for the purposes and upon the uses herein set forth, free from all rights and benefits under and by virtue of any applicable homestead exemption or similar laws, which said rights and benefits the Mortgagor does hereby expressly release and waive.