

(d) To take any action and expend such amounts of money as the Assignee in its discretion deems necessary to cure any breach or default by the Assignor under any of the Leases, but the Assignee shall not be obligated to cure any such breach or default. The Assignor agrees to pay to the Assignee upon demand all such amounts paid by the Assignee, together with interest thereon at the rate of twelve and one-half percent (12.5%) per annum from the date of each such payment by the Assignee;

(e) To demand, collect, sue for, recover, receive, compromise and adjust the Rents;

(f) To institute, prosecute to completion, or compromise in settlement, all summary proceedings, actions for rent or for removing any and all lessees, tenants, subtenants or occupants of all or any part of the Premises;

(g) To maintain the Premises, complete construction of any buildings and improvements on the Premises and make such repairs and alterations to all or any part of the Premises as the Assignee may, in its discretion, deem proper;

(h) To pay, from and out of the Rents or any other funds of the Assignee, any taxes, assessments, water rates, sewer rates, or other governmental charges levied, assessed or imposed against the Leases, the Rents or the Premises, or any part thereof, and any and all other charges, costs and expenses which the Assignee may deem

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