

Assignment of Rents. It is hereby specifically understood and agreed that the mortgagor herein likewise, as additional security for this loan in the sum of \$100,000.00, does hereby, by reference, assign said chattel mortgage and leases and Assignment of Rents unto its mortgagee so that the said shall be operative to this mortgage and the note which it secures and the mortgagee shall have the same rights and options, with respect to this mortgage, in and to said chattel mortgage, Assignment of Leases and Assignment of Rents as it has in the above described mortgage for the sum of \$425,000.00.

10. AND IT IS FURTHER COVENANTED, That in case the said debt, or any part thereof, is established by or under an action for foreclosure or of debt on the Note, or in case of collection by an attorney, that the said The Life Insurance Company of Virginia, in addition to the said debt, or so much thereof as is unpaid, shall also recover of the said mortgagor a reasonable fee to the attorney of the said The Life Insurance Company of Virginia, for his services in said action, not to exceed ten per cent of the amount unpaid and decreed to be payable -- such fee to be incorporated in the judgment in said action and to be secured thereby.

11. AND IT IS FURTHER COVENANTED, That the mortgagor, for itself and its successors and assigns, does hereby assign and set over unto the mortgagee all rents from the above mortgaged property hereafter accruing as additional security for the indebtedness and other items herein secured and for the purpose of keeping said mortgaged property in proper repair and the mortgagee and assigns are given a prior and continuing lien thereon. The mortgagor does appoint the mortgagee its attorney to collect said rents with or without suit and apply the same, less expenses of collection, including agent's commission of five (5) per cent on all rental collected, to the said indebtedness, other secured items and repairs, in such manner as the mortgagee may elect; provided, however, that until there be a default under the terms