

and all assignments and other instruments sufficient for the purpose of assigning the aforesaid monies and awards the Mortgagee free, clear, and discharged of any and all encumbrances of any kind or nature whatsoever;

2. By accepting payment of any sum secured hereby after its due date, Mortgagee does not waive its right either to require prompt payment when due of all other sums so secured or to declare an Event of Default for failure so to pay within any applicable grace period.

3. At any time or from time to time, without liability therefor and without notice, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Mortgagee, upon Mortgagor's written request, may: join in granting any easement; or join in any extension agreement or agreement subordinating the lien or charge hereof (including without limitation, an agreement or agreements subordinating the lien or charge hereof to a lease or leases) or enter into any other agreement in connection with the land described in Exhibit "A" hereof.

4. Mortgagor does hereby collaterally assign, transfer, and set over to the Mortgagee all right, title, and interest of the Mortgagor in, under, and by virtue of any and all tenant leases and/or rental agreements now or hereafter entered into for the Premises or any part thereof or for any improvements located thereon and all other rents due or accruing from the Premises, or any part thereof, or the improvements located thereon, and any extensions or renewals thereof, including specifically, but not by way of limitation, all the right, power, and privilege of the Mortgagor to cancel, terminate, or accept the surrender of any tenant leases, or rental agreements, to accept prepayment of more than one periodic installment of rent thereunder, or to modify or

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