

abridge any of the terms, covenants, and conditions of any such lease or rental agreement so as to reduce the term thereof or the rental payable thereunder or to change any renewal privilege therein contained, together with all of the rents, issues, and proceeds which may be or may become due, or to which the Mortgagor may now or hereafter become entitled, arising or issuing out of the Premises, or any part thereof, or out of any improvements thereon. The assignment herein contained and all rights provided to Mortgagee by this paragraph are granted without regard to the adequacy of the security of the Premises for payment of the indebtedness secured by this Mortgage. This assignment is delivered as a present and immediate collateral assignment of the rights contained herein; provided, however, that so long as no Event of Default has occurred under this Mortgage, the Mortgagor shall have the right to manage and operate the Property and all improvements thereon and to collect, receive, and apply for its own account all rents, issues, and proceeds accruing by virtue of any lease, or rental agreement and to execute and deliver proper receipts therefor. Immediately upon the occurrence of an Event of Default under this Mortgage and until the Event of Default shall have been cured, the right of the Mortgagor to manage and operate the Premises and to collect and receive rents shall cease and terminate and in such event the Mortgagee is hereby expressly and irrevocably authorized to enter and take possession of the Premises and the improvements located thereon by actual physical possession, by appointment of a receiver by a competent court, or by written notice sent by registered mail to the Mortgagor, as the Mortgagee may elect, or by any other legal means, and to exclude the Mortgagor and all other persons therefrom. Following such entry and taking of possession, the Mortgagee may operate and manage the Premises and rent and lease the same and collect