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7. The Mortgagor hereby assigns to the Mortgagee the rents, revenues, issues and profits accruing and to accrue from the whole or any part of the premises and the Building Equipment as further security for the payment of the Indebtedness and other sums secured hereby, and the Mortgagor grants to the Mortgagee the right to enter upon the premises for the purpose of collecting the same and to let the whole or any part of the premises and the Building Equipment, and to apply the rents, revenues, issues and profits, after payment of all necessary charges and expenses, on account of said Indebtedness and other sums, and Mortgagor hereby constitutes and appoints Mortgagee its agent and attorney-in-fact so to do. This assignment and grant shall continue in effect until said indebtedness and other sums are paid in full. Notwithstanding the foregoing present assignment and grant to the Mortgagee, the Mortgagor shall be entitled to collect and receive such rents, revenues, issues and profits, until default under any of the covenants, conditions or agreements contained in this Mortgage, but such right of the Mortgagor may be revoked by the Mortgagee upon any default, on 5 days' written notice, and the exercise of rights under this paragraph and the application aforesaid of such rents, revenues, issues and profits shall not cure or waive any default under this mortgage unless Mortgagee so consents. The Mortgagor agrees to use such rents, revenues, issues and profits in payment of the Indebtedness and other sums secured hereby and in payment of taxes, assessments, sewer rents, water rates and carrying charges becoming due against the premises. The Mortgagor will not, without the written consent of the Mortgagee, receive or collect rent from any tenant of the whole or any part of the premises for a period of more than one month in advance. In the event of any default under this mortgage, Mortgagor shall transfer or pay over to the Mortgagee, or to any receiver appointed to collect said rents, revenues, issues and profits, any rent, security deposits and other collateral or security for same, and shall also pay monthly in advance to

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