

shall constitute a default by the Grantor under the Loan Agreement and the Financing Agreement, and in any of such cases the Trustee (if any) and the Lender shall have the same rights and powers as if there had been a default in the payment of the Notes and other indebtedness and obligations hereby secured.

As further security for the payment of the Notes hereinabove mentioned and for the faithful performance of all the covenants, agreements, terms and provisions of this deed of trust or mortgage, the Grantor hereby sells, transfers and assigns unto the Lender all the right, title and interest of the Grantor in and to the rents, issues, profits, revenues, royalties, rights and benefits from the premises, and to that end the Grantor hereby assigns and sets over unto the Lender all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and the Grantor does hereby authorize and empower the Lender to collect said rents, issues, profits, revenues, royalties, rights and benefits as they shall become due and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents, as they may now be due or shall hereafter become due, to the Lender, upon demand for payment thereof by the Lender; it being understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness secured hereby or in the faithful performance of all the covenants, agreements, terms and provisions of this deed of trust, mortgage or deed to secure debt or the Notes secured hereby; and until such demand is made, the Grantor is authorized to collect or continue collecting such rents, issues, profits, revenues, royalties, rights and benefits; but that such privilege to collect or continue collecting, as aforesaid, by the Grantor shall not operate to permit the collection of any rents in advance of the date rents are due under the terms and provisions of said lease or leases.

Grantor shall comply with the provisions of any lease agreement, the terms of which create a leasehold interest in Grantor and which secures the terms of this instrument,

Initial RAK

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