

Violation and indemnifying the Mortgagee against any and all liability, loss and damage which the Mortgagee may sustain by reason of the Mortgagor's failure or delay in correcting such contested Violation.

13. Leasing. (a) The Mortgagor shall not hereafter, directly or indirectly, make or enter into or extend or renew any Lease of all or any part of the Property (other than the Building Equipment), until the same shall have been submitted to and approved in writing by the Mortgagee. If the Mortgagee approves a proposed Lease, its approval may be conditioned upon the Mortgagor's execution and delivery of a lease assignment and/or security agreement, in form satisfactory to the Mortgagee, together with financing statements, in recordable form, to assure the Mortgagee that it will have a perfected security interest in such lease under the Uniform Commercial Code of South Carolina.

14. Assignment of Rents. The Mortgagor hereby absolutely and unconditionally assigns to the Mortgagee all of the Leases and all the rents, issues and profits of the Property as further security for the payment and performance of the Obligations, and the Mortgagor grants to the Mortgagee the right to enter the Property for the purpose of collecting the same and to let the Property, or any part thereof, and to apply said rents, issues and profits, after payment of all necessary charges and expenses, on account of the Obligations. This assignment and grant shall continue in effect until the Obliga-