

Mortgage or whether before or after the entry of any decree of sale or deficiency decree in said proceedings, the undersigned will, upon demand, surrender to the Assignee and the Assignee shall be entitled to take possession of said real property, and the tenants thereof are hereby authorized to make the payment due under the terms of their leases, whether written or oral, in accordance herewith without requiring proof of any such default. Without any limitations of any of the rights of the Assignee in the event of default, the Assignee may in its own name, as Assignee, operate and manage said real property either personally or by its agents and shall be entitled to collect and receive all rents therefrom, and may use such measures as it may deem necessary or proper to enforce the payment of such rents or to secure possession of any part of said real property and bring or defend any legal action in connection with said real property, as it may deem proper, and may, from time to time, make all necessary or proper repairs, replacements and alterations to said real property, as it may deem judicious, and may insure and reinsure the same, and may lease said real property or any part or parts thereof in such parcels and for such periods and on such terms as to it may seem fit, including leases for terms expiring after the maturity of said indebtedness, and may cancel any lease for any cause which would entitle the undersigned to cancel it. After deducting the expense of managing and operating the same and all maintenance, repairs, replacements and alterations and all payments which may be made for special assessments and general real estate taxes, insurance and prior or proper charges on said real property or any part thereof, including fair and reasonable compensation for attorneys fees and for agents employed by the Assignee to manage and operate said real property, the Assignee may apply any and all remaining funds to the payment of the unpaid interest and principal secured by the said Mortgage, or to the payment of any indebtedness found due the Assignee in any proceeding brought to foreclose the lien of the said Mortgage.

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