

out in said Sublease as and when due by lapse of time or by acceleration with interest thereon until paid at the rate and at the dates therein mentioned, according to the terms, tenor and effect of said Sublease and shall fully perform all the covenants contained in the Sublease and herein contained to be performed by the mortgagor, then these presents in the estate hereby granted shall cease, determine, and be void and it is agreed by and between the parties that the mortgagor shall hold and enjoy the said premises until default in any payment or breach of any mortgagor's covenants herein shall be made.

Mortgagor hereby pledges and assigns all rents and profits of the mortgaged premises to the mortgagee, who shall have the right, forthwith, after any default on the part of the mortgagor in the performance of any term or condition of the said Sublease, or this mortgage, without notice or demand, to enter upon and take possession of the said mortgaged premises, to lease the same and receive the rents, and to apply such rents, after payment of all necessary charges and expenses incident to the operation of the premises, on account of the amounts and obligations hereby secured, provided, however, that mortgagee may collect and have the use of all rents so long as no default hereunder has occurred. This assignment and pledge of rents and profits shall be irrevocable until this mortgage shall have been satisfied and released of record. Upon any proceeding being commenced for the foreclosure of this mortgage, mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises as sufficient security for the indebtedness or obligation hereby secured or the solvency of any person or persons liable for the payment of the indebtedness or obligations hereby secured, to the appointment, without notice to any party, of a receiver to take charge of the mortgaged premises, rent the same and collect the rents, issues and profits.