

exercise any right under any statute heretofore or hereafter enacted by any governmental authority or otherwise, to redeem the property so sold or any part thereof; and Mortgagor hereby expressly waives all benefit or advantage of any such law or laws, and covenants not to hinder, delay or impede the execution of any power herein granted or delegated to Mortgagee, but to suffer and permit the execution of every power as though no such law or laws had been made or enacted. Mortgagor, for itself and all who claim under it, waives, to the extent that it lawfully may, all right to have the Mortgaged Property marshaled upon any foreclosure hereof.

(d) Mortgagee or its agents or attorneys may enter into and upon all or any part of the Mortgaged Property, and each and every part thereof, and may exclude Mortgagor, its agents and servants wholly therefrom; and having and holding the same, may use, operate, manage and control the Mortgaged Property and conduct the business thereof, by its superintendents, managers, agents, servants, attorneys or receivers; and upon every such entry, Mortgagee at the expense of the Mortgaged Property and/or Mortgagor, from time to time, either by purchase, repairs or construction, may maintain and restore the Mortgaged Property, may complete the construction or development of any improvements and in the course of such completion may make such changes in such contemplated improvements as it may deem desirable and may insure the same; and likewise, from time to time, at the expense of the Mortgaged Property and/or Mortgagor, Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as to it may seem advisable; and in every such case Mortgagee shall have the right to manage and operate the Mortgaged Property and to carry on the business thereof and exercise all rights and powers of Mortgagor with respect thereto either in the name of Mortgagor or otherwise as it shall deem best; and Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the Mortgaged Property and every part hereof; and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations additions, betterments and improvements and amounts necessary to pay taxes, assessments, insurance and any and all prior or other proper charges upon the Mortgaged Property or any part thereof, as well as reasonable compensation for the services of Mortgagee and for all attorneys, counsel, agents, clerks, servants and other employees by it properly engaged and employed, Mortgagee shall apply the monies arising as aforesaid, first, to the payment of the principal of the Mortgage Note and the interest thereon, when and as the same shall become payable and second, to the payment of any other sums required to be paid by Mortgagor under this Mortgage.

(e) Mortgagee shall have the right from time to time to take action to recover any sums, whether interest, principal