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NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by The Daniel Foundation to Five Twenty Realty Corporation (the receipt whereof is hereby acknowledged), the said Five Twenty Realty Corporation hereby assigns, transfers and sets over unto The Daniel Foundation the said lease originally entered into between Five Twenty Realty Corporation and Her Majesty Manufacturing Company, together with any and all extensions or renewals thereof and any future lease or leases affecting said property as additional security; and for the consideration aforesaid, Five Twenty Realty Corporation hereby covenants and agrees to and with The Daniel Foundation that it will not, without the written consent of The Daniel Foundation:

- (a) Cancel said lease;
- (b) Accept a surrender thereof;
- (c) Reduce the rent;
- (d) Modify the said lease in any way, either orally or in writing;
- (e) Grant any concession in connection with the said lease, either orally or in writing;
- (f) Consent to an assignment of the Lessee's interest in said lease or to a subletting, except as may be provided in said lease;
- (g) Do or cause to be done any of the things immediately above in connection with any future lease or leases hereafter entered into in connection with the said property.

The Daniel Foundation, by accepting this assignment, covenants and agrees to and with Five Twenty Realty Corporation, that until a default shall occur by the said Five Twenty Realty Corporation, its successors and assigns, in the performance of the covenants