

debtedness existing under said note and mortgage, or any part thereof, from the leasehold interest hereby assigned, The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the Employees' Retirement Fund of Union Bleachery, will account for and pay over to the undersigned all amounts realized by it from rents collected under said lease in excess of the indebtedness of the undersigned to The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the Employees' Retirement Fund of Union Bleachery, principal and interest, including such costs and expenses as the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the Employees' Retirement Fund of Union Bleachery, may be obligated to incur in thus enforcing its rights as assignee of said lease and including any and all sums which may have been advanced by it for taxes, insurance, and other charges.

IT IS FURTHER AGREED that the undersigned shall not cancel said lease or consent to a surrender thereof or grant any modification or concession therein, nor consent to an assignment thereof by International Business Machines Corporation, without the written consent of The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the Employees' Retirement Fund of Union Bleachery, so long as the indebtedness referred to above, or any part thereof, is still outstanding and unpaid.

Upon the full performance of the conditions and obligations of said note and mortgage hereinabove mentioned, this assignment shall be void and of no effect, and thereupon, in that event the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the Employees' Retirement Fund of Union Bleachery, will reassign to the undersigned its right, title and interest in and to the said lease so acquired under and by virtue of this assignment.

IN WITNESS WHEREOF, the undersigned have hereunto set