

Assignee to every and all rights and remedies therein contained, including specifically the right to declare a default thereunder and to elect to sell the property secured thereby, or foreclose said deed to secure debt.

3. The Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge any obligation, duty or liability under said lease, and should the Assignee incur any liability, loss or damage under said lease or under or by reason of this assignment, the amount thereof, including costs and expenses and attorney's fees, shall be secured hereby and Assignor shall reimburse the Assignee therefor immediately upon demand and upon the failure of Assignor so to do, the Assignee may declare all sums secured hereby immediately due and payable.

4. Until the indebtedness secured hereby shall have been paid in full, Assignor covenants and agrees to keep said demised premises leased at a good and sufficient rental and to transfer and assign to the Assignee any and all later subsequent leases upon all or any part of said demised premises upon the same or substantially the same terms and conditions as are herein contained, and to make, execute and deliver to the Assignee, upon demand, any and all instruments that may be necessary therefor.

5. Upon the payment in full of all indebtedness secured hereby, this assignment shall become and be void and of no effect, but the affidavit of any officer or loan supervisor of the Assignee showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this assignment, and any person may and is hereby authorized to rely thereon.

6. This assignment applies to and inures to the benefit of and binds all parties hereto, their heirs, successors and assigns. The term "lease" as used herein means the lease hereby assigned or any extension or renewal of same, or any lease subsequently executed by Assignor covering the demised premises above described, or any part thereof.

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