

- (b) Reduce the rent, nor accept payment of any installment of rent in advance of the due date thereof.
- (c) Modify the said leases, either orally or in writing.
- (d) Consent to an assignment of the lessees' interest in said lease which will relieve the tenants of liability for the payment of rent and the performance of the terms and conditions of the lease.
- (e) Accept a surrender, or abandonment, or vacation of the premises prior to the end of the term of the lease.

and any of the above acts, if done without the written consent of Cameron-Brown Company, shall be null and void.

Cameron-Brown Company, by acceptance of this assignment, covenants and agrees to and with Owner that, until a default shall occur by Owner in the performance of the covenants or in the making of the payments provided for in said mortgage or note, the said Owner may receive, collect and enjoy the rents, issues and profits accruing to it under said lease; but it is covenanted and agreed by Owner, for the consideration aforesaid, that, upon the happening of any default in performance of the covenants or in the making of the payments provided for in the said mortgage or note, Cameron-Brown Company may, at its option, receive and collect all the said rents, issues and profits. The Owner, in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of

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