

the receipt whereof is acknowledged, the said OWNER hereby assigns, transfers, and sets over unto Cameron-Brown Company the said Leases with all amendments and additions thereto as additional security; and for the consideration aforesaid the OWNER hereby covenants and agrees to and with Cameron-Brown Company that he will not, without the written consent of Cameron-Brown Company,

(a) Cancel said Leases or accept surrender thereof unless the OWNER and the lessees shall execute new Leases which shall go into effect prior to or simultaneously with said cancellations and surrenders, said new Leases to provide for a rental not less than the rent payable under the cancelled Leases and which shall not diminish the tenants' obligations to pay taxes and insurance to the extent that such obligations may exist under the cancelled Leases, and which new Leases shall run to a date which shall not be prior to the expiration of the said cancelled Leases. The OWNER covenants and agrees to assign said new Leases to Cameron-Brown Company in the same form and manner as he assigned the said cancelled Leases.

(b) Reduce the rents, nor accept payments of any instalments of rents in advance of the due dates thereof.

(c) Consent to an assignment of the lessees' interests in said Leases which will relieve the tenants of liability for the payments of rent and the performance of the terms and conditions of the Leases.

(e) Accept surrenders, or abandonments, or vacation of the premises prior to the end of the terms of the Leases.

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 the OWNER that, until a default shall occur by the OWNER in the performance of the covenants or in the making of the payments provided for in said Mortgage or Note, the said OWNER

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