

may receive, collect and enjoy the rents, issues and profits accruing to it under said Leases; but it is covenanted and agreed by the 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 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 the performance of any of the terms, covenants or conditions of the aforesaid Mortgage or Note, hereby authorizes Cameron-Brown Company at its option to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, the OWNER hereby authorizing Cameron-Brown Company in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that the OWNER might reasonably so act. Cameron-Brown Company shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due Cameron-Brown Company from the OWNER under the terms and provisions of the aforesaid Note and Mortgage. The manner of the application of such net income and the item which shall be credited shall be within the sole discretion of Cameron-Brown Company.

The OWNER hereby covenants and warrants to Cameron-Brown Company that he has not executed any prior assignment of said Leases or rentals, nor has the OWNER performed any acts or executed any other

(Continued on next page)