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lease to provide for a rental not less than the rent payable under the cancelled lease and which shall not diminish the tenant's obligation to pay taxes and insurance to the extent that such obligations may exist under the cancelled lease, and which new lease shall run to a date which shall not be prior to the expiration of the said cancelled lease. Owner covenants and agrees to assign said new lease to Cameron-Brown in the same form and manner as he assigned the said cancelled lease.

(b) Reduce the rent, nor accept payment of any installment of rent in advance of the due date thereof.

(c) Modify the said lease either orally or in writing.

(d) Consent to an assignment of the Lessee's interest in said lease which will relieve the tenant 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 shall be null and void.

Cameron-Brown, 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 notes, 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 the performance of the covenants or in the making of the payments provided for in the said mortgage or notes, 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 performance of any of the terms, covenants or conditions of the aforesaid mortgage or notes, hereby authorizes Cameron-Brown 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 to perform in general 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 act. Cameron-Brown 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 from the Owner under the terms and provisions of the aforesaid notes 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.

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