

all rents and other payments of every kind and nature and all security which Lessee is required or permitted to give, make, pay or deliver to or serve upon the lessor under the Lease, and Assignor hereby directs Lessee to deliver or remit directly to Assignee, at its address set forth above or at such other address as Assignee shall designate, all such notices, demands, offers, documents and other communications and rents and other payments and security given or made by Lessee pursuant to the Lease.

4. Assignor and Lessee represent to Assignee that the Lease is in full force and effect and is not in default, and Assignor represents to Assignee that Assignor has not executed any other assignment of the subject matter of the assignment hereby made to Assignee.

5. Assignor agrees that said assignment and the designation and directions to Lessee hereinabove set forth are irrevocable and that it will not, while said assignment is in effect or thereafter until Lessee has received from Assignee notice of the termination thereof, take any action as lessor under the Lease or otherwise which is inconsistent with this assignment, or make any other assignment, designation or direction inconsistent therewith, and that any assignment, designation or direction inconsistent therewith shall be void. Assignor will from time to time, upon the request of Assignee, execute all instruments of further assurance and all such supplemental instruments as Assignee may specify.

6. Lessee consents to the foregoing provisions of this Agreement, and agrees to pay and deliver to Assignee, as hereinabove provided, during any and all terms of the Lease, until it shall have received from Assignee notice of the termination of said assignment, all rents and all other moneys and security assigned to Assignee, without any offset, counterclaim, abatement, deduction or defense whatsoever, and to deliver to Assignee all notices and other instruments whatsoever which it may deliver pursuant to the Lease. Any payment and any delivery of notices or other instruments made otherwise than as provided herein shall be void and of no effect. Lessee expressly agrees that it will pay to Assignee the rents and the purchase prices assigned to Assignee

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