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transfer and set over unto Cameron-Brown the said lease, as additional security; and, for the consideration aforesaid, the Owner hereby covenants and agrees to and with Cameron-Brown that it will not, without the written consent of Cameron-Brown,

(a) Cancel said lease or accept a surrender thereof unless Owner and said C. M. Mease and Iris Mease shall execute a new lease which shall go into effect prior to or simultaneously with said cancellation and surrender, said new lease to provide for a rental of not less than the rent payable under the cancelled lease, and which shall not diminish the tenant's obligations 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 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 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.

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

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