

- 12) Morrison Cafeteria Company of Greenville, South Carolina, Inc. (guaranteed by Morrison Cafeterias Consolidated, Inc.) Lease dated November 11, 1966, Term 15 years, 11,600 square feet.
- 13) Thomas D. Knope, d/b/a Pets Galore Lease dated May 29, 1967, Term 15 years, 2,500 square feet.
- 14) Hale's, Inc. Lease dated May 15, 1967, Term 15 years, 2,250 square feet.
- 15) Heyward Mahon Company, Inc. Lease dated March 16, 1967, Term 15 years, 6,500 square feet.
- 16) Fanny Farmer Candy Shops, Inc. Lease dated March 8, 1967, Term 10 years, 750 square feet.
- 17) Friedman's Jewelers, Inc. Lease dated September 22, 1966, Term 10 years, 2,250 square feet.
- 18) Caine Realty & Mortgage Company Lease dated May 8, 1967, Term - until leased to others - 14,105 square feet.

And the Party of the First Part does hereby authorize and empower the said Party of the Second Part to collect the rents payable under all of said leases above referred to as they shall become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said Party of the Second Part upon demand for payment thereof. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness secured by the Mortgage herein mentioned, or default in the payment of any other sums secured by said Mortgage, or default in the performance of any of the covenants set forth in said Note or said Mortgage; and, until such demand is made, the Party of the First Part is authorized to collect, or continue collecting, said rents, but such privilege to collect, or continue collecting, as aforesaid by the Party of the First Part shall not operate to permit the collection by the said Party of the First Part, its successors or assigns, of (and the Party of the First Part hereby covenants and agrees with the Party of Second Part that the Party of the First Part will not collect, demand or receive) any installment of rent in advance of the date prescribed in said lease or leases for the payment thereof.

The authority and power of the Party of the Second Part to collect said rents from said property, as set forth herein, may be exercised and said rents collected with or without the taking of possession of said real property, or any part thereof, and without the necessity of (but nothing herein contained shall be construed to prohibit) the Party of the Second Part instituting foreclosure of its Mortgage or lien, and an action upon its Note or an action upon this Assignment directly against the tenants under the leases assigned herewith.

And in furtherance of this Assignment, the Party of the First Part does hereby additionally authorize and empower the Party of the Second Part by its employees, agents, or representatives, at the option of the Party of the Second Part, upon the occurrence of any default, as aforesaid, to enter upon the aforesaid premises and to collect, in the name of the Party of the First Part or in its own name as assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period this Assignment is operative; and to this end, the Party of the First Part further agrees to cooperate and to assist the Party of the Second Part, its employees, agents or representatives, in all reasonable ways with collection of said rents;

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