

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.

The Owner hereby covenants and warrants to Cameron-Brown that it has not executed any prior assignment of said leases or rentals nor has the Owner performed any acts or executed any other instrument which might prevent Cameron-Brown from operating under any of the terms and conditions of this assignment, or which would limit Cameron-Brown in such operation; and Owner further covenants and warrants to Cameron-Brown that it has not executed or granted any modification of said leases either orally or in writing and that said leases are in full force and effect according to their original terms, and that there are no defaults now existing under the said leases. Owner further covenants during the full term of the loan in connection with which this assignment is made to comply with all terms, conditions and covenants of the leases imposed upon the lessor so as to prevent any termination of the leases because of a default by the lessor.

Owner irrevocably consents that the tenant under said lease, upon demand and notice from Mortgagee of Owner's default under the aforesaid mortgage or note, shall pay the rents, issues and profits under said lease to Mortgagee without liability to the tenant for the determination of the actual existence of any default claimed by Mortgagee.

Cameron-Brown shall have the right to assign the Owner's right, title and interest in said lease to any subsequent holder of said mortgage, subject to the provisions of this instrument, and

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