

And the said Assignor does hereby authorize and empower Assignee, its successors and assigns, to collect the said rents, issues, revenues and benefits, as the same shall become due, as hereinafter provided.

The term and period for which this assignment shall be and remain in full force and effect shall be until the indebtedness in favor of the Assignee in the original principal sum of Seven Hundred Fifty Thousand & No/100 Dollars (\$ 750,000.00 ), together with interest accruing thereon, said indebtedness being represented by a promissory note, secured by a deed of trust or mortgage covering a portion of the property described on Exhibit "A" which is annexed hereto and made a part hereof, the same being recorded in the Public Records of Greenville County, South Carolina, has been fully paid and satisfied.

In the event that the above described indebtedness shall become delinquent, Assignee shall collect the monthly rentals on the above described lease as they become due, and shall apply the same on the payment due on the hereinabove described indebtedness, and the said tenant is hereby authorized, instructed and empowered to pay said monthly rental to said Assignee upon receiving written notice and demand therefor from said Assignee.

It is further covenanted and agreed that Assignor, its successors or assigns, shall have no power, right or authority to alter, modify or amend the terms, or any of them, of the lease agreement above described without first obtaining the consent in writing of Assignee to such alteration, modification or amendment.

It is understood and agreed that neither the existence of this agreement, nor the exercise of its privilege to collect said rents, issues, revenues and benefits shall be construed as a waiver

(Continued on next page)