

said note and mortgage, or any part thereof, from the leasehold interest hereby assigned, Fidelity Federal Savings & Loan Association will account for and pay over to the undersigned all amounts realized by it from rents collected under said lease in excess of the indebtedness of the undersigned to Fidelity Federal Savings & Loan Association, principal and interest, including such costs and expenses as the said Fidelity Federal Savings & Loan Association may be obligated to incur in thus enforcing its rights as assignee of said lease and including any and all sums which may have been advanced by it for taxes, insurance, and other charges.

IT IS FURTHER UNDERSTOOD AND AGREED that the undersigned will: fulfill or perform each and every condition and covenant of the lease by lessor to be fulfilled or performed under the lease; give prompt notice to Fidelity Federal Savings & Loan Association of any notice of default by the undersigned under the lease received by the undersigned together with a complete copy thereof. That Fidelity Federal Savings & Loan Association shall have the right but not the obligation to perform or discharge any obligation of the Lessor under the aforesaid lease and the undersigned hereby agrees to indemnify Fidelity Federal Savings & Loan Association against and hold it harmless from all liability, loss or damage which it might incur on account thereof and that any sums expended by Fidelity Federal Savings & Loan Association in this connection shall be added to and become a part of the debt secured by real estate mortgage given by the undersigned to Fidelity Federal of even date herewith, and shall bear interest thereon at 8 3/4% per annum until paid and the undersigned shall reimburse Fidelity Federal Savings & Loan Association therefor immediately upon demand.

(Continued on Next Page)