

and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by BELL FEDERAL, in company approved by BELL FEDERAL in a sum satisfactory to BELL FEDERAL, and assign and deliver the said policy or policies of insurance and renewals therefor to said BELL FEDERAL, its successors or assigns, and in case he or they shall at any time neglect or fail so to do, then said BELL FEDERAL, its successors or assigns, may cause the same to be insured in its own name and reimburse itself for the premium and expense of such insurance under this collateral assignment of lease.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid, the said CENTER, INC., its successors and assigns, shall and will pay or cause to be paid all taxes or assessments of every type or nature on the within described property and every part thereof, or on this assignment or note secured hereby, promptly as they become due and before they become delinquent, provided, however, that the total amount so paid for taxes on this assignment or note, secured hereby, together with the interest payable thereon, shall not exceed the highest legal rate of interest per annum; and upon the failure of CENTER, INC. to so pay the said taxes, charges, public rates or assessments, BELL FEDERAL shall have the right to pay same (and any sums so paid shall stand secured by this assignment and bear interest from the date of payment until repaid at the rate of six (6%) percent per annum), and reimburse itself for the same under the note and lease assignment; and BELL FEDERAL may likewise, in case of such default, declare the entire debt due and payable.

And in case of default in the payment of said debt or interest thereon, CENTER, INC. hereby assigns the rents and profits of the above-described premises to BELL FEDERAL, and agrees that any judge of the Circuit Court of said State may at Chambers, or otherwise, appoint a receiver with authority to take possession of said premises and collect the rents and profits, and after paying costs of collection, apply the proceeds to the payment of

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