

in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said lease, and collections made by it further in advance than as provided therein, shall constitute a breach of covenant, and the mortgagee may proceed to execute the provisions of said mortgage in the same manner as provided therein in case of default in the payment of the note described in said mortgage or a breach of the covenants contained therein.

IT IS FURTHER UNDERSTOOD AND AGREED that in case it should be necessary for the said First Federal Savings and Loan Association, for the purpose of protecting its interest, to assert its rights as assignee of said lease, and to enforce payment of the indebtedness existing under said note and mortgage or any part thereof from the leasehold interest hereby assigned, the said First Federal Savings and 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 First Federal Savings and Loan Association, principal and interest, including such costs and expenses as the said First Federal Savings and 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 similar items.

IT IS FURTHER AGREED that the undersigned shall not cancel said lease or consent to a surrender thereof or grant any modification or concession therein nor consent to an assignment thereof by the Lessee (except as provided in said lease) without the written consent of First Federal Savings and Loan Association so long as it holds a mortgage upon the property above described.

Upon the full performance of the conditions and obligations of said note and mortgage hereinabove mentioned, this assignment shall be void and of no effect, and thereupon in that event, the said First Federal Savings and Loan Association will reassign to the undersigned its right, title and interest in and to the said lease so acquired under and by virtue of this assignment.

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