

security for said loan. The Mortgage and all other instruments executed by Assignor further securing the Note are hereinafter collectively referred to as the "Security Instruments."

NOW, THEREFORE, Assignor, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration to Assignor in hand paid by Noteholder, the receipt of which is hereby acknowledged, and the further consideration of the loan of Four Million One Hundred Thousand (\$4,100,000.00) Dollars, made to Assignor by Noteholder, by these presents does hereby grant, transfer and assign unto Noteholder the following:

1. All leases, written or oral, and all agreements for use or occupancy of any portion of the Mortgaged Property, including, but not limited to, the leases described in Exhibit B attached hereto and made a part hereof, any and all extensions and renewals of said leases and agreements and any and all further leases or agreements, including subleases thereunder, upon or covering use or occupancy of all or any part of the Mortgaged Property, all such leases, agreements, subleases and tenancies heretofore mentioned being hereinafter collectively referred to as the "Leases";
2. Any and all guaranties of Lessee's performance under any of the Leases; and
3. The immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which Assignor may now or shall hereafter (including during the period of redemption, if any) become entitled or may demand or claim, arising or issuing from or out of the Leases or from or out of the Mortgaged Property, or any part thereof, including, but not limited to, minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, and liquidated damages following default, the premium payable