

The rights assigned hereunder include all of the Assignor's right to modify the Lease, terminate its term, accept a surrender thereof or release the Lessee from the performance of any covenants or conditions set forth therein.

At the option of the Assignee the indebtedness secured hereby shall become immediately due and payable upon any default under the Note secured hereby or in the event of any default by the Assignor in the performance of any covenant or condition set forth herein or in the Lease. In the event of any default by the Assignor the Assignee may exercise its rights hereunder and enter upon, take possession of and operate the premises; enforce or modify the Lease; receive all rents due and payable thereunder and in its name sue for or otherwise collect all rents, issues and profits which may be past due and unpaid. All sums thereby collected by the Assignee, less the costs and expenses of operation of the premises and collection, including attorney fees, shall be applied toward the reduction of the indebtedness secured hereby and any amounts received in excess of said indebtedness, together with all costs, fees and expenses incurred, shall be delivered to the Assignor.

The Assignee shall not be obligated to perform or discharge any obligation under the Lease, under, or by reason of this Assignment, and the Assignor hereby agrees to indemnify Assignee and hold it harmless from any and all liability, loss, or damage which it might incur by reason of this Assignment from any and all claims which may be asserted against it by reason of any alleged obligation on its part to be performed under the terms of the Lease. Upon payment in full of the indebtedness secured hereby and the full and complete performance of all obligations of the undersigned to the Assignee, this Assignment shall be null and void, otherwise to remain in full force and effect.

This Assignment shall inure to the benefit of the Assignee, its successors and assigns, and shall be binding upon the Assignor, their heirs, successors, and assigns.

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