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consideration hereby assigns unto the Assignee all of its right, title and interest in and to the said Lease; provided, however, that this assignment is as collateral security only and accordingly, until such time as Assignor shall be in default with respect to the Promissory Note, beyond any applicable grace period therein, Assignor shall be deemed to be and shall be the true and lawful owner and holder of Landlord's interest in the said Lease and shall be entitled to receive all of the rents, profits and other benefits under said Lease, and, provided, further that at such time as Assignor shall have paid and satisfied the said Promissory Note, this assignment shall be null, void and of no further force and effect.

IN WITNESS WHEREOF, the Assignor has signed and sealed this Assignment of Lease as of the day and year first above written.

FLORIDA EASTERN PROPERTIES, INC.
a Florida corporation

By [Signature]

Attest:
[Signature]

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
Notary Public

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