

SCHEDULE B

1. In the event that Assignor shall fail to make those payments to the Company equal to the deficiency between the Basic Rent (as defined in the Net Lease) received by the Company under this Lease Assignment and the amounts actually due and payable on the Note for principal and interest during the first four years of the Basic Term as defined in the Net Lease (the "Deficiency Payment") and the Company is unable to obtain payment thereof after recourse against an irrevocable letter of credit in favor of Company from BancOhio National Bank -- Toledo Area, in the amount of \$633,626.88 dated January 28, 1981, Lessee hereby covenants and agrees to pay and discharge the Deficiency Payments, if any, upon ten days' prior written notice from the Company.

In the event Lessee pays and discharges any Deficiency Payment, such payment shall be deemed to constitute a duplicate payment of Additional Rent for the purposes of Section 24(c) of the Net Lease and Lessee shall be entitled to all of the rights provided for in Section 24(c), subject, however, to Assignor's rights under Section 24(d) thereof.

2. Notwithstanding any provision of this Lease Assignment to the contrary, Assignor is not herein assigning to Assignee its right, title or interest in or to the Ground Rent as defined in the Net Lease.

Recorded October 28, 1981 at 9:04 A/M

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