

profits due or to become due thereunder, that no other assignment of any interest therein has been or will be made, and that Assignor will not hereafter cancel, surrender, or terminate said lease, exercise any option which might lead to such termination or change, alter, or modify them or consent to the lease of any party liable thereunder or to the assignment of the lessees' interest in them without prior written consent of Assignee, other than in the ordinary course of business.

Assignor hereby authorizes Assignee to give notice in writing of this Assignment at any time to any tenant under said lease.

Violation of any of the covenants, representations and provisions contained herein by Assignor shall be deemed a default under the terms of said Note and Mortgage.

Default by Assignor under any of the terms of the lease assigned herein shall be deemed a default under the terms of said Note and Mortgage. Any expenditures made by Assignee incurring such a default on Assignor's behalf, with interest thereof at the Default Rate specified in said Note, shall become part of the debt secured by these presents.

The full performance of said Note and Mortgage and the duly recorded release of the Premises from the Mortgage shall render this Assignment void.

The net proceeds collected by Assignee under the terms of this instrument shall be applied in reduction of the entire indebtedness from time to time outstanding and secured by said Mortgage.

This Agreement applies to and binds the parties hereto and their respective successors and assigns, as well as any subsequent owner of the real estate described herein and any assignee of said Deed.

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