

(d) The performance and discharge of each obligation, covenant and agreement of Borrower contained herein or in the Note or in the Security Instrument.

Borrower and Lender agree that (i) an extension or extensions may be made of the time of payment of all or any part of the indebtedness evidenced by the Note or of any other indebtedness secured by this Assignment or by the Security Instrument; (ii) the terms of the Note, the Security Instrument and this Assignment may be modified; (iii) additional security may be given by Borrower; and (iv) any of the Leases may be released herefrom: all without altering or affecting the security created by this Assignment in favor of any junior encumbrancer, grantee, purchaser or other person, or any person acquiring or holding an interest in the Leases or the Property or any portion thereof and without altering or releasing the obligation of Borrower under the Note, the Security Instrument or this Assignment.

Should the indebtedness secured by this Assignment be paid according to the tenor and effect thereof when the same shall become due and payable, and should Borrower perform all covenants herein contained, then this Assignment shall be cancelled and surrendered as hereinafter provided.

Borrower and Lender hereby further covenant and agree as follows, in addition to and not in substitution for or derogation of any other covenants contained in the Security Instrument or other instruments concerning the indebtednesses secured hereby or by the Security Instrument.