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hereinafter described, and until such demand is made, the Assignor is authorized to collect, or continue collecting said purchase monies.

The terms of this assignment shall be until the certain Notes of even date herewith, made, executed and delivered by Assignor to the Assignee in the combined original principal amount of Three Million, Six Hundred Twenty-five Thousand (\$3,625,000.00 ) Dollars and all other indebtedness secured by the Mortgages of even date herewith, made, executed and delivered by Assignor to the Assignee, covering the property described in Exhibit A attached hereto, shall have been fully paid and satisfied, and, at the end of such term, this Assignment is to be cancelled and released, and the satisfaction of said Mortgages shall constitute a release hereof.

Nothing herein contained shall be construed as making the Assignee, or its successors and assigns, a mortgagee in possession, nor shall it or its successors and assigns, be liable for laches for failure to collect said purchase monies, and it is understood that said Assignee is to account only for such sums as are actually collected.

IT IS UNDERSTOOD AND AGREED that neither the existence of this Assignment nor the exercise of their privilege to collect said purchase monies hereunder shall be construed as a waiver by the Assignee, or its successors and assigns, of the right to enforce payment of the debt hereinabove mentioned, in strict accordance with the terms and provisions of the Notes, Mortgages and all other loan documents for which this Assignment is given as additional security and by any means provided in said Mortgages and the rights hereby given are in addition to and cumulative of all rights given by said Mortgages.

The covenants and obligations herein undertaken by the Assignor shall be binding upon its successors and assigns, and the rights and benefits herein conferred upon the Assignee shall inure to the benefit of its successors and assigns.

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