

agreements (including subleases thereof and tenancies following attornment) upon or covering use or occupancy of all or any part of the said Mortgaged Premises (all such leases, agreements, subleases and tenancies heretofore mentioned are hereinafter collectively included in the designation "Leases");

TOGETHER with any and all guarantees of any lessee's performance under any of the Leases; and

TOGETHER with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which Assignor may now or shall hereafter become entitled or may demand or claim, arising or issuing from or out of the Leases or from or out of the Mortgaged Premises or any part thereof, including but not by way of limitation: minimum rents, additional rents, percentage rents, parking, maintenance, tax and insurance contributions, damages following default, the premium payable by any lessee upon the exercise of cancellation privilege originally provided in any Lease, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to said premises together with any and all rights and claims of any kind which Assignor may have against any lessee under such Leases or any subtenants or occupants of the Mortgaged Premises (all such monies, rights and claims in this paragraph described being hereinafter called "rents");

SUBJECT, however, to a license hereby granted by Assignee to Assignor, but limited as hereinafter provided, to collect and receive all of the said rents;

SUBJECT, also, to the rights of the holder of a certain Mortgage, Security Agreement and Assignment of Leases, Rents and Profits made by the Assignor in favor of Westinghouse Credit Corporation of even date herewith.

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