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RIDER ATTACHED TO MORTGAGE FROM
TERMINAL WAREHOUSE CORPORATION TO
THE NORTHWESTERN BANK

Assignment of Rents, Income and Profit:

Mortgagor, its successors and assigns, does hereby assign and set over unto Mortgagee, its successors and assigns, all rents, issues and profits from the above described premises hereafter accruing as additional security for the indebtedness and other items herein secured, and for the purpose of keeping said premises in proper repair, and Mortgagee, its successors and assigns, is given a prior and continuing lien thereon and Mortgagor does appoint Mortgagee its attorney to collect said rents and profits, without formality or process of law, and it is hereby authorized to employ an agent to collect said rents and profits, to pay the said agent the usual commission locally charged out of the rents and profits so collected and to apply the same to the said indebtedness, other secured items, and repairs, in such manner as Mortgagee, its successors and assigns, may elect; provided, however, that until there be a default under the terms of this mortgage which shall continue for thirty days, or bankruptcy, receivership, or insolvency proceeding shall be instituted by or against Mortgagor, its successors and assigns, the Mortgagor may continue to collect and enjoy said rents, issues and profits without accountability to the Mortgagee, its successors and assigns. This assignment of rents and power of attorney shall be irrevocable and shall be in addition to the other remedies herein provided for in event of default, and may be put into effect independently of or concurrently with any of said remedies. This assignment, lien or power of attorney, shall apply to all rents, issues and profits hereafter accruing from present leases and renewals thereof of said premises and from all leases or renewals hereafter made by the present or any future owners of the premises, and any purchaser of the above described premises shall take subject to all provisions and conditions hereof.

TERMINAL WAREHOUSE CORPORATION

By Rynn S. Hill
Secretary

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