

- (b) Reduce the rents, nor accept payments of any installments of rents in advance of the due dates thereof.
- (c) Consent to an assignment of the Lessee's interests in said Lease which will relieve the tenants of liability for the payments of rent and the performance of the terms and conditions of the Lease.
- (d) Accept surrender, or abandonment or vacation of the premises prior to the end of the term of the Lease.

and any of the above acts, if done without the written consent of Peoples National Bank of Greenville, shall be null and void.

Peoples National Bank of Greenville, by acceptance of this assignment, covenants and agrees to and with the OWNER that, until a default shall occur by the OWNER in the performance of the covenants or in the making of the payments provided for in said Mortgage or Note, the said OWNER may receive, collect and enjoy the rents, issues and profits accruing to it under said Lease; but it is covenanted and agreed by the OWNER, for the consideration aforesaid, that, upon the happening of any default in performance of the covenants or in the making of the payments provided for in the said Mortgage or Note, Peoples National Bank of Greenville, at its option, receive and collect all the said rents, issues and profits. The OWNER, in the event of default in any of the payments or in the performance of any of the terms, covenants or conditions of the aforesaid Mortgage or Note, hereby authorizes Peoples National Bank of Greenville at its option to enter upon the said mortgaged premises by its

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