

11/10/80

such tenants. Assignee agrees that any rentals collected by Assignee or its agent subsequent to the date hereof for rental periods prior to December 1, 1980 shall be remitted to Assignor. Assignor hereby agrees that in the event it receives any rental payments from any tenants for rental periods subsequent to December 1, 1980, it will remit all such amounts to Assignee. [Rents for December are being prorated between Assignor and Assignee pursuant to separate agreement.]

(8) Assignor hereby represents that it is not prohibited under any agreement with any other person or any judgment or decree of any court from executing and delivering this Assignment, nor from performing any of the covenants or agreements of Assignor hereunder. Assignor further represents that no legal action has been brought nor threatened which in any way would interfere with the right of the Assignor to execute this Assignment and perform all of its obligations hereunder.

(9) Assignor hereby represents that all leases referred to herein are presently in full force and effect; that there are no known defaults by tenants or Assignor thereunder ; and that there are no material adverse changes in or under the leases.

(10) Assignor represents that it has transferred and paid to Assignee the full amount of all security deposits paid at any time prior to the date hereof by any tenants presently occupying or renting any space in or on the Premises. Assignee will indemnify and hold Assignor harmless against all claims, demands, actions, or lawsuits by any such tenants demanding refunds or other disposition of any security deposits transferred by Assignor to Assignee. The names of the tenants for whose account these deposits should be credited, and the amount of deposit paid with respect to each such tenant, if any, is included on Schedule B. Assignor hereby represents that such list is a true and accurate report of all security deposits paid by tenants presently occupying or renting any space in the Premises. In the event Assignee subsequently discovers that any such tenant has