

WHEREAS, a portion of said property has been demised to Composite Enterprises, Inc. under a lease dated December 6, 1963, for a term of ten (10) years; and

WHEREAS, Cameron-Brown Company, as a condition to making said mortgage loan has required as additional security for said loan a conditional assignment of Owner's interest in said leases.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the foregoing and of the sum of ONE AND NO/100THS DOLLAR (\$1.00) paid by Cameron-Brown Company to Owner, the receipt whereof is hereby acknowledged by Owner, the said Owner hereby assigns, transfers and sets over unto Cameron-Brown Company the said leases, as additional security; and for the consideration aforesaid, the Owner hereby covenants and agrees to and with Cameron-Brown Company that it will not, without the written consent of Cameron-Brown Company,

(a) Cancel said lease or accept a surrender thereof unless the Owner and the respective lessees shall execute new leases which shall go into effect prior to or simultaneously with said cancellation and surrender, said new leases to provide for a rental not less than the rent payable under the cancelled leases and which shall not diminish the tenants' obligation to pay taxes and insurance to the extent that such obligations may exist under the cancelled leases, and which new leases shall run to a date which shall not be prior to the expiration of the said cancelled leases. Owner covenants and agrees to assign said new leases to Cameron-Brown Company in the same form and manner as it assigned the said cancelled leases.

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