

WHEREAS Cameron-Brown, as a condition to accepting 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 the sum of One Dollar paid by Cameron-Brown to Owner, receipt whereof is hereby acknowledged, said Owner hereby assigns, transfers and sets over to Cameron-Brown the said leases as additional security; and for the consideration aforesaid, Owner hereby covenants and agrees to and with Cameron-Brown that it will not, without the written consent of Cameron-Brown

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

(b) Modify said leases either orally or in writing so as to decrease the term of the leases, reduce the rent or diminish the obligation of the tenant with regard to payment of taxes and insurance or maintenance of the premises.

(c) Consent to an assignment of the tenants' interest in said leases which will relieve the tenants of liability for the payment of rent and performance of the terms and conditions of the leases.

(d) Permit the payment of rent in any medium other than lawful money of the United States; permit the payment of any rent more than thirty (30) days in advance of the due date thereof or anticipate, discount, compromise, forgive, encumber or assign the rents or any part thereof or any lease or any interest therein.

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