

and until there has been a default in the payment of indebtedness secured by the mortgage hereinafter mentioned or default in the payment of any sum secured by said mortgage.

It is understood and agreed that the Borrowers shall not have the right to collect any installment or installments of rent in advance of the date prescribed in said lease or leases for the payment thereof.

And the Borrower does hereby authorize and empower the Lenders its successors and assigns, to collect the rents, issues, profits, revenues, royalties, rights and benefits as they shall become due and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the Lenders, its successors and assigns, upon demand for payment thereof by the Lenders, its successors and assigns. It being understood and agreed, however, that until such demand is made, the Borrowers are authorized to collect or continue collecting, said rents, issues, profits, revenues, royalties, rights and benefits.

The term of this Assignment shall be until the note in the amount of Three Hundred Seventy-Five Thousand (\$375,000.00) Dollars of even date herewith by the Borrowers to C. DOUGLAS WILSON & COMPANY and secured by a mortgage of even date therewith given by the Borrowers to C. DOUGLAS WILSON & COMPANY and covering the above described premises, shall have become fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this Assignment is to be fully satisfied, cancelled and released, and the release of said mortgage shall constitute a release hereof.

This Assignment is given as additional security for the performance of each and all of the obligations and covenants of the note and mortgage above described (or any extensions or renewals thereof), and the amounts collected hereunder, less the