

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS that ECONO-TRAVEL MOTOR HOTEL CORP., a Virginia Corporation, hereinafter called the Assignor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by CENTRAL ILLINOIS SAVINGS AND LOAN ASSOCIATION, an Illinois Corporation with principal offices located at 100 North Dye Street, Virden Illinois, 62690, and for other good and valuable considerations, the receipt and sufficiency of which is hereby conclusively acknowledged, do hereby bargain, sell, assign, transfer, convey and set over unto said CENTRAL ILLINOIS SAVINGS AND LOAN ASSOCIATION, its successors and assigns, all right, title and interest of the undersigned Assignor with respect to any and all leases upon the property hereinafter described together with all the rents, issues and profits, due and which may at any time hereafter become due under or by virtue of any lease, whether written or verbal, or letting of, or any agreement for the uses or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be at any time hereafter made or agreed to, hereby expressly authorize the Assignee herein to renew, extend, modify and/or terminate any and all of such leases and agreements, or any of the provisions thereof.

The property subject to this instrument is commonly known as and located at 536 Wade Hampton Boulevard, Greenville, South Carolina,

and is legally described in Exhibit A attached hereto.

The Assignor does hereby irrevocably authorize the above named Assignee, in its own name, to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties, at its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the Assignor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned Assignor to the said Assignee of its agents, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on encumbrances, if any, which may be in its judgment deemed proper and advisable.

This instrument is given to further secure the payment of a certain indebtedness existing by the undersigned Assignor in favor of Assignee and evidenced by certain promissory notes dated June 9, 1983.

The Assignee shall have the power and authority to enter upon and take possession of the said premises and to demand, collect, and receive from the tenants, leasees, or other occupants now or at any time hereafter in possession of the premises or from any part thereof, rents now due or to become due, to endorse the name of the Assignor, or any subsequent owner of the premises on any checks, notes, or other instruments for the payment of money, to deposit the same in bank accounts, to give any and all acquittances or any other instrument in relation thereto in the name of

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