

(B) REDUCE THE RENT, NOR ACCEPT PAYMENT OF ANY INSTALLMENT OF RENT IN ADVANCE OF THE DUE DATE THEREOF.

(C) MODIFY THE SAID LEASE, EITHER ORALLY OR IN WRITING.

(D) CONSENT TO AN ASSIGNMENT OF THE LESSEE'S INTEREST IN SAID LEASE WHICH WILL RELIEVE THE TENANT OF LIABILITY FOR THE PAYMENT OF RENT AND THE PERFORMANCE OF THE TERMS AND CONDITIONS OF THE LEASE.

(E) ACCEPT A SURRENDER OR ABANDONMENT OR VACATION OF THE PREMISES PRIOR TO THE END OF THE TERM OF THE LEASE;

AND ANY OF THE ABOVE ACTS, IF DONE WITHOUT THE WRITTEN CONSENT OF FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, SHALL BE NULL AND VOID.

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, BY ACCEPTANCE OF THIS ASSIGNMENT, COVENANTS AND AGREES TO AND WITH SHERWOOD, INC. THAT, UNTIL A DEFAULT SHALL OCCUR BY SHERWOOD, INC. IN THE PERFORMANCE OF THE COVENANTS, OR IN THE MAKING OF THE PAYMENTS PROVIDED FOR IN SAID MORTGAGE OR NOTE, THE SAID SHERWOOD, INC. MAY RECEIVE, COLLECT AND ENJOY THE RENTS, ISSUES AND PROFITS ACCUING TO IT UNDER SAID LEASE; BUT IT IS COVENANTED AND AGREED BY SHERWOOD, INC., FOR THE CONSIDERATION AFORESAID, THAT, UPON THE HAPPENING OF ANY DEFAULT IN PERFORMANCE OF THE COVENANTS OR IN THE MAKING OF THE PAYMENTS PROVIDED FOR IN THE SAID MORTGAGE OR NOTE, FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, MAY, AT ITS OPTION, RECEIVE AND COLLECT ALL THE SAID RENTS, ISSUES AND PROFITS. SHERWOOD, INC., IN THE EVENT OF DEFAULT IN ANY OF THE PAYMENTS OR IN THE PERFORMANCE OF ANY OF THE TERMS, COVENANTS OR CONDITIONS OF THE AFORESAID MORTGAGE OR NOTE, HEREBY AUTHORIZES FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, AT ITS OPTION, TO ENTER UPON THE SAID MORTGAGED PREMISES BY ITS OFFICERS, AGENTS OR EMPLOYEES FOR THE COLLECTION OF THE RENTS AND FOR THE OPERATION AND MAINTENANCE OF SAID MORTGAGED PREMISES, THE SAID SHERWOOD, INC. HEREBY AUTHORIZING FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, IN GENERAL TO PERFORM ALL ACTS NECESSARY FOR THE OPERATION AND MAINTENANCE OF SAID PREMISES IN THE SAME MANNER AND TO THE SAME EXTENT THAT SHERWOOD, INC. MIGHT REASONABLY SO ACT. FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION SHALL, AFTER PAYMENT OF ALL PROPER CHARGES AND EXPENSES, CREDIT THE NET AMOUNT OF INCOME WHICH IT MAY RECEIVE BY VIRTUE OF THE WITHIN ASSIGNMENT AND FROM THE MORTGAGED PREMISES, TO ANY AMOUNTS DUE FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, FROM SHERWOOD, INC. UNDER THE TERMS AND PROVISIONS OF THE AFORESAID NOTE AND MORTGAGE. THE MANNER OF THE APPLICATION OF SUCH NET INCOME AND THE ITEM WHICH SHALL BE CREDITED SHALL BE WITHIN THE SOLE DISCRETION OF FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA.

SHERWOOD, INC. HEREBY COVENANTS AND WARRANTS TO FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, THAT IT HAS NOT EXECUTED ANY PRIOR ASSIGNMENT OF SAID LEASE OR RENTALS, NOR HAS SHERWOOD, INC. PERFORMED ANY ACTS OR EXECUTED ANY OTHER INSTRUMENT WHICH MIGHT PREVENT FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA FROM OPERATING UNDER ANY OF THE TERMS AND