

the due dates thereof.

(c) Consent to an assignment of the lessee's interest in said Lease which will relieve the tenant of liability for the payments of rent and the performance of the terms and conditions of the Lease.

(d) Accept 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 Southern Bank & Trust Company, shall be null and void.

Southern Bank & Trust Company, by acceptance of this assignment, covenants and agrees to and with the OWNER that, until a default shall occur by the OWNER in the performance of the covenants or in the making of the payments provided for in said Mortgage or Note, the said OWNER may receive, collect and enjoy the rents, issues and profits accruing to it under said Lease; but it is covenanted and agreed by the OWNER, 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, Southern Bank & Trust Company may, at its option, receive and collect all the said rents, issues and profits. The OWNER, 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 Southern Bank & Trust Company at its option to enter upon the said mortgaged premises by its officers, agents

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