

extent that such obligations 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. OWNERS covenant and agree to assign said new lease to Carolina Federal in the same form and manner as they assigned the said cancelled lease.

(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, so as to decrease the term of the lease, reduce the rent or diminish the obligation of the tenant with regard to the payment of taxes and insurance.

(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, and any of the above acts, if done without the written consent of Carolina Federal, shall be null and void. OWNERS shall have the right, regardless of this assignment, to modify said lease or take any other action with respect thereto which does not violate the specific provisions of subparagraphs (a), (b), (c), (d) and (e) hereof.

(e) Accept a surrender or abandonment or vacation of the premises prior to the end of the term of the lease.

Carolina Federal, by acceptance of this assignment, covenants and agrees to and with OWNERS that, until a default shall occur by OWNERS in the performance of the covenants or in the making of the payments provided for in said mortgage or note, the said OWNERS may receive, collect and enjoy the rents, issues and profits accruing to them under said lease; but it is covenanted and agreed by OWNERS 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, Carolina Federal may, at its option, receive and collect all the said rents, issues and profits. The OWNERS in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of the aforesaid mortgage or note, hereby authorize Carolina Federal at its option to enter upon the said mortgaged premises by its officers, agents or employees for

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