

- 2 -

And to that end the BORROWERS hereby assign and set over unto the said INTEGON, its successors and assigns, all leases of said premises now made, executed or delivered whether written or verbal or to be hereafter made, be the same written or verbal.

And the BORROWERS do hereby authorize and empower the said INTEGON, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and do 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 said INTEGON, its successors and assigns, upon demand for payment thereof by said Company, its successors and assigns. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness secured by the deed of trust or mortgage herein mentioned, or default in the payment of any other sums secured by said deed of trust or mortgage, and until such demand is made the BORROWERS are authorized to collect, or continue collecting, said rents, issues, profits, revenues, royalties, rights and benefits; but that such privilege to collect, or continue collecting, as aforesaid by the BORROWERS shall not operate to permit the collection by said BORROWERS, its successors and assigns, of any installment of rent in advance of the date prescribed in said lease or leases for the payment thereof.

The term of this assignment shall be until the certain note and deed of trust or mortgage, (or any extension or renewal thereof) dated January 25, 1980, made, executed and delivered by BORROWERS to INTEGON, covering the above described premises, for the sum of Three Hundred Eighty-five Thousand and no/100 Dollars (\$385,000.00) shall have been fully paid and satisfied, at which time this assignment shall become null and void.

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