

specifically, without limiting the generality hereof, the following leases:

(1) Development and lease agreement between Easlan Capital, Inc. as Landlord and The City of Greenville, South Carolina as Tenant dated October 30, 1984 for a term of approximately eleven (11) years.

(2) Lease agreement between Easlan Capital, Inc. as landlord and Southern Bell Telephone & Telegraph Company as Tenant dated September 28, 1984 for an initial term of ten (10) years.

It is understood and agreed that the party of the second part shall not exercise any of its rights under this assignment of rents unless and until there has been a default in the payment of the indebtedness secured by the mortgage hereinafter mentioned, or default in the payment of any other sums secured by said mortgage.

It is understood and agreed that the party of the first part shall not have the right to collect any installment or installments of rents in advance of the date prescribed in said lease or leases for the payment thereof.

And the party of the first part does hereby authorize and empower the said American Federal Bank F.S.B., its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and does 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 American Federal Bank F.S.B., its successors and assigns, upon demand for payment thereof by said party of the second part, its successors or assigns. It being understood and agreed, however, that until such demand is made the party of the first part is authorized to collect, or continue collecting, said rents, issues, profits, revenues, royalties, rights and benefits.

The term of this assignment shall be until the certain note and mortgage (or any extension or renewal thereof, dated January 10, 1985, made, executed and delivered by Easlan Capital, Inc. in favor of American Federal Bank F.S.B. covering the above described premises for the sum of Three Million, Six