

It is understood and agreed, that with respect to this Lease Agreement, certain other contracts are being executed at this time, wherein Lessee will advance as a loan to Lessor the sum of Fifty-Four Thousand and No/100 - - - - - Dollars (\$ 54,000.00 ) in connection with the hereinabove described property, and Lessor will borrow an equal amount from Mellon National Bank and Trust Company - - - - - in order to repay Lessee and will give the said Bank an installment note or notes as evidence of the indebtedness and in consideration therefor and of Lessee becoming guarantor and surety for the punctual payment of said note or notes Lessor does hereby grant, assign, transfer and set over and pledge to Mellon National Bank and Trust Company - - - - -, its successors and assigns, having a place of business at Pittsburgh 30, Pennsylvania, out of the installments of rentals due or to become due under this Lease Agreement, the sum of Four Hundred Twenty-Three and 90/100 - - - - - Dollars (\$ 423.90 ) per month, until the entire amount of the said note or notes, together with interest, if any, which may accrue after maturity, have been paid and Lessor hereby irrevocably authorizes and directs Lessee to pay the rentals hereby assigned and pledged to the Bank at its place of business. Nothing herein contained nor any action taken hereunder is intended or shall be construed to characterize the premises as being in the possession or under the control of the Bank in any manner whatsoever.

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