

-3-

(e) Accept a surrender or abandonment or vacation of the premises prior to the end of the terms of the leases. Any of the above acts, if done without the written consent of Reliance shall be null and void.

Reliance, by acceptance of this assignment, covenants and agrees to and with Owner that, until a default shall occur by Owner in the performance of the covenants or in the making of the payments provided for in said mortgage or notes, the Owner may receive, collect and enjoy the rents, issues and profits accruing to it under said lease; but it is covenanted and agreed by 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 notes, Reliance may, at its option, receive and collect all the rents, issues and profits. The Owner, 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 authorizes Reliance at its option to enter upon the mortgaged premises by its officers, agents, or employees for the collection of rents and the operation and maintenance of said mortgaged premises, the Owner hereby authorizing Reliance in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that the Owner might reasonably so act. Reliance shall, after payment of all proper charges and expenses, credit the net income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due Reliance from the Owner under the terms and provisions of the aforesaid note and mortgage. The manner of

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