

be due or shall hereafter become due to the said Assignee, its successors and assigns, upon demand for payment thereof by said Assignee, 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 Note hereinafter described or a default under the Mortgage hereinafter described, and until such demand is made the Assignor is 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 Assignor shall not operate to permit the collection by said Assignor, its successors or assigns, of any installment of rent in advance.

The terms of this assignment shall be until that certain Note of even date herewith, made, executed and delivered by Assignor to the Assignee in the original principal amount of one million six hundred and two thousand and no/100 (\$1,602,000.00) dollars and all other indebtedness secured by the Mortgage of even date herewith, made, executed and delivered by Assignor to the Assignee, covering the property described in Exhibit A attached hereto, shall have been fully paid and satisfied, and, at the end of such term, this Assignment is to be cancelled and released, and the satisfaction of said Mortgage shall constitute a release hereof.