

(SEE ATTACHED EXHIBIT X)

8. Assignee, its successors and assigns, hereby agrees that in the event of a default in either the Large Parcel Lease, as amended or the Small Parcel Lease, Assignor shall have the option to cancel and void this Assignment and require that all right, title and interest in the leasehold estates created by the College Assignment and the Large Parcel Lease, as amended and the Small Parcel Lease shall revert to Assignor and in such event, any Tenant or sublessee holding under a sublease with Assignee is hereby authorized and directed upon written demand of Assignor to make all future leasehold payments to Assignor and Assignee shall have no further interest.

9. Assignee, its successors and assigns, hereby agrees that in the event of a default in either the Large Parcel Lease, as amended or the Small Parcel Lease, Assignor shall have the right, but not the obligation, to take any action Assignor deems necessary or desirable to prevent or to cure any default by Assignee in the performance or compliance with any of the Assignee's covenants or obligations under said Leases, even though the existence of such default or the nature thereof is disputed or denied by Assignee.

10. Assignee, its successors and assigns, hereby agrees that it will renew the options to extend the terms of the Large Parcel Lease, as amended and the Small Parcel Lease as permitted under said Leases and as requested by First Federal so that the terms of said Lease shall be equal to or greater than the terms of the aforementioned Sublease and copies of said renewals shall be submitted promptly to Assignor.

11. In the event that T. C. Vaughn shall not execute an agreement providing for T. C. Vaughn to give notice to Assignor of any default in the Large Parcel Lease, as amended, or the Small Parcel Lease, then Assignee does hereby agree that the rents required under the Large Parcel Lease, as amended,

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