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NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident Life and Accident Insurance Company (the receipt whereof is hereby acknowledged) the said S. & R. Investment Company hereby assigns, transfers and sets over unto the Provident Life and Accident Insurance Company the lease entered into as set forth above, together with any and all extensions or renewals thereof and any future lease or leases affecting said property as additional security; and for the consideration aforesaid, S.& R. Investment Company hereby covenants and agrees to and with the Provident Life and Accident Insurance Company that it will not, without the written consent of the Provident Life and Accident Insurance Company:

- (a) Cancel said lease;
- (b) Accept a surrender thereof;
- (c) Reduce the rent;
- (d) Modify the said lease in any way, either orally or in writing;
- (e) Grant any concession in connection with the said lease, either orally or in writing;
- (f) Consent to an assignment of the Lessee's interest in said lease or to a sub-letting, except as may be provided in said lease;
- (g) Do or cause to be done any of the things immediately above in connection with any future lease or leases hereafter entered into in connection with the said property.

The Provident Life and Accident Insurance Company, by accepting this assignment, covenants and agrees to and with the S. & R. Investment Company that, until a default shall occur by the said S. & R. Investment Company, its Successors and Assigns, in the performance of the covenants or in the making