

assigns, transfers and sets over unto the Provident Life and Accident Insurance Company the leases 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, H. Grice Hunt hereby covenants and agrees to and with the Provident Life and Accident Insurance Company that he will not, without the written consent of the Provident Life and Accident Insurance Company:

- (a) Cancel said leases;
- (b) Accept a surrender thereof;
- (c) Reduce the rent;
- (d) Modify the said leases in any way, either orally or in writing;
- (e) Grant any concession in connection with the said leases, either orally or in writing;
- (f) Consent to an assignment of the Lessee's interest in said leases or to a sub-letting, except as may be provided in said leases;
- (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 H. Grice Hunt that, until a default shall occur by the said H. Grice Hunt, his heirs and assigns, in the performance of the covenants or in the making of the payments provided in said mortgage and note, the said H. Grice Hunt may receive, collect and enjoy the rents, issues and profits accruing to him under said leases; but it is covenanted and agreed by the said H. Grice Hunt, for the consideration aforesaid, that upon the happening of any default in performance of the covenants or

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