

of said premises in the same manner and to the same extent that the owners might reasonably so act. The Provident Life and Accident Insurance Company shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due the Provident Life and Accident Insurance Company from the owners under the terms and provisions of the aforesaid note and mortgage. The manner of the application of such net income and the item which shall be credited shall be within the sole discretion of the Provident Life and Accident Insurance Company.

The owners covenant and warrant to the Provident Life and Accident Insurance Company that they have not executed any prior assignment of said lease or rentals, nor have the owners performed any acts or executed any other instrument which might prevent the Provident Life and Accident Insurance Company from operating under any of the terms and conditions of this assignment, or which would limit the Provident Life and Accident Insurance Company in such operation; and owners further covenant and warrant to Provident Life and Accident Insurance Company that they have not executed or granted any modification whatever of said lease, whether orally or in writing, and that the said lease is in full force and effect according to its original terms, and that there are no defaults now existing under the said lease.

Owners hereby assign any portion of an award payable by reason of a condemnation action under the right of eminent domain and direct that such award shall be paid direct to Provident Life and Accident Insurance Company, Chattanooga, Tennessee.

The owners, as additional security, specifically assign to the Provident Life and Accident Insurance Company any purchase proceeds receivable by reason of the lessee's exercising any first refusal option or any option to purchase the property as may be provided in the above referred to lease, additions, amendments and/or supplements thereto.

All the covenants and agreements hereinabove contained on the part of either party shall apply to and bind their heirs, executors or