

4. Lessee shall give written notice to the Bank of any alleged default by Lessor under the terms of such lease and Bank shall be entitled to a reasonable time to cure such default if it shall so elect before the same shall be deemed complete, but shall be under no obligation to cure the same.

5. Atlantic hereby grants full power and authority to Bank to demand, sue for and collect and receive and receipt for all rents and moneys now or hereafter becoming due under said lease, or as the result of the occupancy of the demised premises by any person, together with the right to receive, endorse and deposit for collection in its own name, any checks or other evidence of indebtedness given in payment or on account of such rents and moneys and hereby grants to Bank, its successors and assigns, either in its own name or in the name of Atlantic, as Lessor, full power and authority to enforce and prosecute any and all rights given to Lessor under said lease, including the right to remove any Lessee by summary proceedings and to relet the same to new Lessees to the same extent as though the Bank had been the original Lessor under said lease.

6. That so long as this Assignment shall remain operative, Atlantic will not convey to the Lessee the fee title to the demised premises and any such conveyance shall be void as against the Bank.

7. The Lessee agrees to look only to Atlantic, as Lessor, for the performance of any duties or obligations of the Lessor under the terms of said lease, and the Bank shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge any obligation, duty or liability under the lease or under or by reason of this Assignment, and Atlantic does hereby indemnify and agree to hold the Bank harmless from any and all liability, loss or damage which it may incur under the lease or under or by reason of this Assignment, and from any and all claims and demands