

rents in advance otherwise than provided in said lease, it shall notify the Bank thereof within ten (10) days of such receipt.

IT IS FURTHER UNDERSTOOD AND AGREED that in case it should be necessary for The South Carolina National Bank of Charleston, Greenville Branch, for the purpose of protecting its interest, to assert its rights as assignee of said lease, and to enforce payment of the indebtedness existing under said note and mortgage, or any part thereof, from the leasehold interest hereby assigned, The South Carolina National Bank of Charleston, Greenville Branch, will account for and pay over to the undersigned all amounts realized by it from rents collected under said lease in excess of the indebtedness of the undersigned to The South Carolina National Bank of Charleston, Greenville Branch, principal and interest, including such costs and expenses as the said The South Carolina National Bank of Charleston, Greenville Branch, may be obligated to incur in thus enforcing its rights as assignee of said lease and including any and all sums which may have been advanced by it for taxes, insurance, and other charges.

IT IS FURTHER AGREED that the undersigned shall not cancel said lease or consent to a surrender or a material alteration thereof so long as the indebtedness referred to above, or any part thereof, is still outstanding and unpaid, unless with the written approval of the Bank.