

the aforesaid mortgage or note, hereby authorizes Cameron-Brown Company at its option to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, the Owner hereby authorizing Cameron-Brown Company in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that the Owner might reasonably so act. Cameron-Brown 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 Cameron-Brown Company from the Owner 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 Cameron-Brown Company.

The Owner hereby covenants and warrants to Cameron-Brown Company that it has not executed any prior assignment of said leases or rentals, nor has the Owner performed any acts or executed any other instrument which might prevent Cameron-Brown Company from operating under any of the terms and conditions of this assignment, or which would limit Cameron-Brown Company in such operation; and Owner further covenants and warrants to Cameron-Brown Company that it has not executed or granted any modification whatever of said leases, either orally or in writing, and that the said leases are in full force and effect

(CONTINUED ON NEXT PAGE)