

Peoples Bank, by acceptance of this assignment, covenants and agrees to and with OWNER that, until a default shall occur by OWNER in the performance of the covenants or in the making of the payments provided for in said mortgage or note, the said OWNER may receive, collect and enjoy the rents, issues and profits accruing to it under said lease, but it is covenanted and agreed by OWNER, for the consideration aforesaid, that, upon the happening of any default in performance of the covenants or in the making of the payments provided for in the said mortgage or note, Peoples Bank may, at its option, receive and collect all the said rents, issues and profits. The OWNER, in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of the aforesaid mortgage or note, hereby authorizes Peoples Bank 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 Peoples Bank 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. Peoples Bank 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 amount due Peoples Bank 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 Peoples Bank.

The OWNER hereby covenants and warrants to Peoples Bank that he has not executed any prior assignment of said lease or rentals, now has the OWNER performed any acts or executed any other instrument which might prevent Peoples Bank from operating under any of the terms and conditions of this assignment, or which would limit Peoples Bank in such operation; and OWNER further covenants and warrants to Peoples Bank that he has not executed or granted any modification whatever of said lease, either 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. The OWNER further covenants during the full term of the loan in connection with which this assignment is made to comply with all of the terms, conditions and covenants of the lease imposed upon the lessor so as to prevent any termination of the lease because of a default by the lessor.

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

IN WITNESS WHEREOF the OWNER has executed this assignment on this 27th day of November, 1963.

Witnesses:

Wilson Bickel
[Signature]

W. H. B. Simpson
W. H. B. Simpson

(Continued on next page)