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revenues, royalties, rights and benefits, as they shall become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to said Lender, its successors and assigns. It being understood and agreed, however, that until such demand is made, the Borrower is authorized to collect, or continue collecting, said rents, issues, profits, revenues, royalties, rights and benefits.

The term of this assignment shall be until the certain note and deed of trust or mortgage (or any extension or renewal thereof) dated April 2, 1981, 1981, made and executed and delivered by Borrower in favor of Lender, secured by the above described premises in the sum of Three Hundred Ninety-five Thousand and No/100 (\$395,000.00) Dollars, shall have been fully paid and satisfied or until the expiration of the period of redemption, if any, at which time this assignment is to be fully satisfied, cancelled and released, and the releasing of said Deed of Trust or Mortgage shall constitute a release hereof.

This Assignment is given as additional security for the performance of each and all of the obligations and covenants of the Note and Deed of Trust or Mortgage above described (or any extension or renewal thereof), this agreement or any obligations and covenants of any other agreement between the Borrower and Lender, and the amounts collected hereunder, less the expenses of collection, if any, shall be applied on account of taxes and assessments on said real estate, insurance premiums and delinquencies of principal and interest thereunder.

It is expressly covenanted and agreed by the undersigned Borrower that at the time of the execution and delivery of this Assignment, there has been no anticipation or prepayment of any rents by any of the tenants occupying the above described property or by any of the lessees in any of the above described leases.

It is further covenanted and agreed that the Borrower, and its successors and assigns, shall have no right, power or authority to enter into, alter, modify or amend the terms or any of them, of any lease or

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