

Instrument reference is hereby made for all purposes) dated of even date herewith, made by Borrower in favor of Lender, conveying the property therein described to secure the Obligations;

(c) any and all advances made by Lender to protect or preserve the security created by this Assignment or to protect or preserve the "Mortgaged Property" (as that phrase is defined in the Security Instrument) or the lien of the Security Instrument on said "Mortgaged Property" or for taxes or insurance premiums as provided in the Security Instrument; and

(d) the performance and discharge of each obligation, covenant, and agreement of Borrower contained herein or in the Security Instrument.

Borrower and Lender agree that (i) an extension or extensions may be made of the time of payment of all or any part of the Obligations or of any other indebtedness secured by this Assignment or by the Security Instrument; (ii) the terms of the Obligations, the Security Instrument, and this Assignment may be modified; and (iii) additional security may be given by Borrower: All without altering or affecting the security created by this Assignment in favor of any junior encumbrancer, grantee, purchaser, or other person or any person acquiring or holding an interest in the Property or any portion thereof and without altering or releasing the Obligations of Borrower, the Security Instrument, or this Assignment.

Should the indebtednesses secured by this Assignment be paid according to the tenor and effect thereof when the same shall become due and payable and should Borrower perform all covenants herein contained, then this Assignment shall be cancelled and surrendered by Lender.

Borrower and Lender hereby further covenant and agree as follows, in addition to and not in substitution for or derogation of any other covenants contained in the Security Instrument or other instruments concerning the indebtednesses secured hereby or by the Security Instrument: