

THREE: Performance and discharge of each and every obligation, covenant, and agreement of the Assignor herein and in said notes and mortgage contained.

ASSIGNOR AGREES:

1. To faithfully abide by, perform and discharge each and every material obligation, covenant and agreement of said lease by lessor to be performed; at the sole cost and expense of Assignor, to enforce or secure the performance of each and every material obligation, covenant, condition, and agreement of said lease by the lessee to be performed; not to anticipate the rents under said lease; not to modify, extend, or in any way alter the terms of said lease, nor waive, excuse, condone, or release or discharge the lessee thereunder of or from any material obligations, covenants, conditions, and agreements by said lessee to be performed, including the obligation to pay the rentals called for thereunder at the time specified therein, whereby the value of said lease and the security intended to be given to the Assignee by this assignment may be substantially reduced or diminished, without the written authority and consent of the Assignee being first had and obtained. To deliver to the Assignee immediately upon receipt thereof by the Assignor any and all schedules, notices, demands, or documents of every nature and kind in any way referring to the said lease hereby assigned or to said machinery and equipment regardless from whom the Assignor receives such schedules, notices, demands, or documents. Any breach of the Assignor of the terms of his undertakings as set forth in this paragraph 1 shall entitle the Assignee to declare all sums secured hereby immediately due and payable.

2. Should the Assignor fail to perform and discharge any obligation, covenant, or agreement of said lease by lessor to be performed, so as to constitute a breach for which the lessee might

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