

- installment of rent in advance of the due date thereof.
- (c) Modify the said lease, either orally or in writing.
  - (d) Consent to an assignment of the Lessee's interest in said lease which will relieve the tenant of liability for the payment of rent and the performance of the terms and conditions of the lease and any of the above acts, if done without the written consent of said BANK, shall be null and void.
  - (e) Accept a surrender or abandonment or vacation of the premises prior to the end of the term of the lease.

PEOPLES NATIONAL 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 note or notes, 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 note or notes, said BANK may, at its option, receive and collect all the said rents, issues and profits. The BANK, in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of the aforesaid note or notes, hereby authorizes said BANK at its option to enter upon the said premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said premises, the OWNER hereby authorizing said 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 NATIONAL 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

(Continued on next page)