NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, [illegible] the sum of One Dollar ($1.00) paid by MORTGAGEE to OWNER [illegible] receipt whereof, the said OWNER hereby assigns [illegible] MORTGAGEE [illegible] the obligations [illegible] OWNER hereby covenants and agrees to and with MORTGAGEE [illegible] without the written consent of MORTGAGEE.

(a) Cancel said lease or terminate the tenancy of OWNER [illegible] Bryant, Marion & Johnstone / Haynsworth, Perry, / [illegible] which shall be interest [illegible] said new lease to provide for a rental not less than that [illegible] and which shall not diminish the tenant's obligation to pay taxes and insurance to the extent [illegible] under the cancelled lease, and which new lease shall run to a date which shall be [illegible] of the said cancelled lease. OWNER covenants and agrees to assign said new lease to MORTGAGEE in the same form and manner as he assigned the said cancelled lease.

(b) Modify the said lease, either orally or in writing, so as to decrease the term of the lease, reduce the rent or diminish the obligation of the tenant with regard to the payment of taxes and insurance or maintenance of the premises.

(c) Consent to an assignment of the tenant's interest in said lease which shall relieve the tenant of liability for the payment of rent and the performance of the terms and conditions of the lease.

(d) Permit any prepayment of rent or other sum payable under the lease [illegible] release, forgive, encumber or assign the rents or any part thereof or any interest therein.

(e) Accept a surrender or abandonment or vacation of the premises prior to the end of the term of the lease.

and any of the above acts, if done without the written consent of MORTGAGEE, shall be null and void.

MORTGAGEE by [illegible] OWNER [illegible] OWNER [illegible] MORTGAGEE [illegible] OWNER [illegible] MORTGAGEE [illegible] receive and collect all the rents, issues and profits [illegible] OWNER [illegible] performance of any of the terms, conditions and covenants [illegible] MORTGAGEE at its option to enter upon the said premises by agents, servants and employees [illegible] and for the operation and management of said premises, OWNER hereby authorizes MORTGAGEE [illegible] to pay all expenses necessary for the operation and management of said premises [illegible] that OWNER [illegible] MORTGAGEE'S [illegible] payment of all operating expenses [illegible] of rents which may be in excess of the rental [illegible] to any amounts due MORTGAGEE from OWNER under the terms of [illegible] the balance of the application of such net income and the rents which shall be credited shall be within the sole discretion of MORTGAGEE.

OWNER [illegible] MORTGAGEE [illegible] of said lease or rents, or [illegible] OWNER [illegible] MORTGAGEE from [illegible] MORTGAGEE [illegible] OWNER hereby covenants [illegible] MORTGAGEE [illegible] of said lease, [illegible] whatever of said lease, [illegible] its original terms, and that there is no default [illegible] OWNER [illegible] of the lease [illegible] covenants of the lease imposed upon OWNER [illegible] to prevent any [illegible] of the lease because of a default by OWNER.

OWNER [illegible] that the tenant under said lease, [illegible] MORTGAGEE of OWNER'S default under the assignment [illegible] pay the rents, issues and profits [illegible] MORTGAGEE without liability to the tenant for the determination of the actual existence of any default claimed by MORTGAGEE.

MORTGAGEE [illegible] OWNER'S rights [illegible] lease to any subsequent holder [illegible] MORTGAGEE [illegible] OWNER'S [illegible] lease shall be liable to account to OWNER for the rents, issues and profits [illegible] XXXX