

GREENVILLE CO. CO.
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COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS COLLATERAL ASSIGNMENT OF LEASES made this 13th day of December, 1978, by GREENVILLE ASSOCIATES, LTD., a general partnership organized and existing under the laws of the State of Illinois, (hereinafter called "Assignor") to The Philadelphia Saving Fund Society, a Philadelphia corporation, with mailing address of 12 South Twelfth Street, Philadelphia, Pennsylvania (hereinafter called "Assignee"):

W I T N E S S E T H :

Assignor, in consideration of the sum of Ten Dollars (\$10.00) cash, in hand paid and other good and valuable consideration paid by Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, CONVEY, ASSIGN, TRANSFER AND SET OVER unto Assignee, its successors and assigns, the following:

A. All rights, interest and estates of Assignor in, to and under the Leases and/or Rental Agreements and other instruments which may now or hereafter cover or affect a portion of the land described in Schedule A attached hereto and made a part hereof, or the improvements located thereon (hereinafter collectively referred to as the "Lease Agreements"); together with all renewals and extensions of such Lease Agreements and other instruments; and

B. All rents, rentals, fees, payments, and other sums of money that may now and at any time hereafter become due and payable to Assignor under the terms of the Lease Agreements and specifically including all security deposits, damage deposits, termination payments, and all other payments or charges of every kind and nature whatsoever payable to Assignor under the terms of the said Lease Agreements (all of the foregoing hereinafter collectively referred to as the "Lease Payments").

This Collateral Assignment of Leases and Rents is made by Assignor as additional security for the payment of the following note, obligations, indebtedness and liabilities: (a) one certain Note of even date herewith in the principal amount of Two Million Five Hundred Thousand and No/100 (\$2,500,000.00) Dollars, made by Assignor and payable to the order of Assignee, with interest

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