

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT made this 4th day of August, 1987, by DEWBERRY ENGRAVING COMPANY OF ALABAMA, INC., an Alabama corporation, whose address is 4351 Highway 280 East, Birmingham, Alabama 35243, ("Assignor"), to FIRST COMMERCIAL BANK, whose address is P. O. Box 11746, Birmingham, Alabama 35202-1746 ("Assignee").

RECITALS:

WHEREAS, Dewberry Engraving Company, Inc., a Delaware corporation, and Dewberry Computers, Inc., an Alabama corporation (collectively the "Borrowers"), have executed and delivered to Assignee various promissory notes of even date herewith (hereinafter, together with all amendments thereto and any extensions, renewals, modifications, substitutions and/or increases thereof, called the "Notes") in the aggregate principal sum of Five Million Dollars (\$5,000,000.00) and, as security for the payment of the Notes, the Assignor has executed and delivered to Assignee guaranty agreements in which the Assignor unconditionally guarantees payment of the Notes, (the "Guaranty") and a Mortgage and Security Agreement (the "Mortgage"), each of even date herewith covering certain real property located in Shelby County, State of Alabama, and more particularly described in Exhibit "A" which is attached hereto and incorporated by reference herein, together with all buildings, improvements and other property more particularly described in the Mortgage, and all fixtures, furnishings, machinery, equipment and other tangible property now owned or hereafter acquired by Assignor and located on or used in connection with such real property (all of which real and personal properties are hereinafter called the "Mortgaged Property"). This Assignment, the Mortgage, the Guaranty and all other agreements now or hereafter evidencing, governing or securing the loan evidenced by the Notes are hereinafter collectively called the "Security Instruments" and singularly called a "Security Instrument"; and

WHEREAS, as further security for the Notes, Assignee has required that Assignor assign to Assignee all of Assignor's right, title and interest in, to and under any and all leases or subleases, whether written or oral (hereinafter collectively referred to as the "Leases" and singularly as a "Lease"), now or hereafter in existence (as amended or supplemented from time to time) and covering space in or applicable to the Mortgaged Property, including without limitation the Leases, if any, listed in Exhibit "B", which is attached hereto and incorporated by reference herein, and Assignor desires and intends by this instrument to assign to Assignee all of Assignor's right, title and interest in, to and under the Leases,

THEREFORE, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to secure the payment of the principal of, and interest on, the Notes, to secure the payment of all other sums, with interest thereon, becoming due and payable to Assignee under the provisions of the

[Handwritten signature]

Notes and the Security Instruments, and to secure the performance and observance by the Borrower of each and every term, covenant, agreement and condition contained in the Notes and in the Security Instruments, Assignor agrees as follows:

1. The Recitals above set forth are incorporated herein by this reference.

2. Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, all of the right, title and interest of Assignor in, to and under the Leases, together with all rents, earnings, income, profits, benefits, security deposits and advantages arising from the Mortgaged Property and/or from said Leases and all other sums due or to become due under and pursuant thereto and together with any and all guarantees of or under any of said Leases, and together with all rights, powers, privileges, options and other benefits of Assignor as lessor under the Leases, including without limitation the immediate and continuing right to receive and collect all rents, income, revenues, issues, profits, condemnation awards, insurance proceeds, moneys and security payable or receivable under the Leases or pursuant to any of the provisions thereof whether as rent or otherwise; the right to accept or reject any offer made by any tenant pursuant to its Lease to purchase the Mortgaged Property and any other property subject to the Lease as therein provided and to perform all other necessary or appropriate acts with respect to such purchases as agent and attorney-in-fact for Assignor, and the right to make all waivers and agreements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any Lease, including the commencement, conduct and consummation of proceedings at law or in equity as shall be permitted under any provision of any Lease or by any law, and to do any and all other things whatsoever which the Assignor is or may become entitled to do under any such Lease. Notwithstanding the provisions of this Paragraph 2, so long as there shall exist no default in the payment of any indebtedness secured hereby, or in the performance of any obligation, covenant or agreement herein contained or in the Notes, the Leases or any of the Security Instruments, Assignor shall collect and receive all rents, issues, profits and other sums under and by virtue of any Lease (but only as the same become due under the provisions of such Lease) as trustee for the benefit of Assignee and Assignor. So long as no default hereunder or under the Notes, or any of the Security Instruments has occurred, all such collections shall be distributed to the account of Assignor.

3. This Assignment is made and given as security for, and shall remain in full force and effect until: (a) the payment in full of all principal, interest (including but not limited to accrued and deferred) and premium, if any, on the Notes; (b) the payment in full of all other sums, with interest thereon, due and payable to Assignee under the provisions hereof, the Notes and the Security Instruments, and (c) the performance and observance by Assignor of all of the terms, covenants and conditions to be performed or observed by Assignor under the Security Instruments.

4. Assignor represents, warrants, covenants and agrees: (a) that Assignor has good right and authority to make this Assignment; (b) Assignor has not heretofore alienated, assigned, pledged or otherwise disposed of or encumbered the Leases or any of the sums due or to become due thereunder and that Assignor has not performed any acts or executed any other instruments which might prevent Assignee from operating under any of the terms and conditions of this Assignment or which would limit Assignee in such operation; (c) that Assignor has not accepted or collected rent or any other payments under any Lease in advance of the time when the same shall become due under the terms of said Lease; (d) that Exhibit "B" attached hereto is a true, correct and complete list of all Leases existing as of the date hereof and that the Schedules to Exhibit "B" are true and correct copies of such Leases with all amendments and modifications thereto; (e) that Assignor has not executed or granted any amendment or modification whatever of any of the Leases, either orally or in writing, except as has been disclosed in writing to Assignee; (f) that there is no default under any of the Leases now existing and no event has occurred and is continuing which, with the lapse of time or the giving of notice or both, would constitute an event of default under any of the Leases; (g) that Assignor will observe, perform and discharge, duly and punctually, all and singular the obligations, terms, covenants, conditions and warranties of this Assignment or any of the Security Instruments and any Lease, on the part of the Assignor to be kept, observed and performed; (h) that Assignor will enforce the performance of each and every obligation, term, covenant, condition and agreement in said Leases by any tenant to be performed; (i) that Assignor will appear in and defend any action or proceeding arising under, occurring out of or in any manner connected with said Leases, or the obligations, duties or liabilities of Assignor or any tenant thereunder and upon request by Assignee will do so in the name and behalf of Assignee, but at the expense of Assignor; (j) that Assignor will, upon the request of Assignee, execute and deliver to Assignee such further instruments and do and perform such other acts and things as Assignee may deem necessary or appropriate to make effective this Assignment and the various covenants of Assignor herein contained and to more effectively vest in and secure to Assignee the sums due or hereafter to become due under the Leases, including, without limitation, the execution of such additional assignments as shall be deemed necessary by Assignee to effectively vest in and secure to Assignee all rents, income and profits from any and all Leases; (k) that Assignor will from time to time, upon demand therefor, deliver to Assignee an executed counterpart of each and every Lease then affecting all or any portion of the Mortgaged Property; and (l) that in the event any warranty or representation of Assignor herein shall be false, misleading or materially inaccurate or Assignor shall default in the observance or performance of any obligation, term, covenant or condition hereof, then, in each instance at the option of Assignee, the same shall constitute and be deemed to be a default under the Security

Instruments, thereby giving Assignee the absolute right to declare all sums secured thereby and hereby immediately due and payable and to exercise any and all rights and remedies provided thereunder and hereunder as well as such remedies as may be available at law or in equity.

5. Assignor covenants and agrees that it will not, without, in each instance, the prior written consent of Assignee: (a) enter into any lease on terms and conditions which have not been approved in advance by Assignee; (b) cancel any Lease nor accept a surrender thereof without the prior written consent of the Assignee (which consent may be arbitrarily withheld with or without cause); (c) reduce the rent payable under any Lease nor accept payment of any installment of rent in advance of the due date thereof; (d) change, amend, alter or modify any Lease or any of the terms or provisions thereof, nor grant any concession in connection therewith; (e) consent to the release or reduction of the obligations of the tenant under any Lease; (f) assign, pledge, encumber or otherwise transfer any Lease or Assignor's rights thereunder; (g) consent to an assignment of tenant's interest under any Lease or to a subletting thereof, except to the extent any such assignment or subletting is specifically authorized by such Lease; (h) do or permit to be done anything to impair the security of any Lease; or (i) incur any indebtedness for borrowed money or otherwise to the tenant or guarantor of any Lease which may under any circumstances be availed of as an offset against the rent or other payments due thereunder without the prior written consent of the Assignee (which consent may be withheld arbitrarily with or without cause); and any of the above acts, if done without the consent of Assignee, shall be, at the option of Assignee, null and void, and shall constitute a default hereunder and under the Security Instruments.

6. Assignor hereby consents to and irrevocably authorizes and directs the tenants under the Leases and any successor to the interest of any of said tenants, upon demand and notice from Assignee of Assignee's right to receive the rents and other amounts under such Leases to pay to Assignee the rents and other amounts due or to become due under the Leases, and said tenants shall have the right to rely upon such demand and notice from Assignee and shall pay such rents and other amounts to Assignee without any obligation or right of tenant to determine the actual existence of any default or event claimed by Assignee as the basis for Assignee's right to receive such rents and other amounts and notwithstanding any notice from or claim of Assignor to the contrary, and Assignor shall have no right to claim against said tenants for any such rents and other amounts so paid by said tenants to Assignee.

7. Upon the occurrence of a default under the Notes or any of the Security Instruments, Assignee, at its option, shall have the complete right, power and authority (a) without taking possession, to demand, collect and receive and sue for the rents and other sums payable under the Leases and,

after deducting all reasonable costs and expenses of collection (including, without limitation, attorneys' fees) as determined by Assignee, apply the net proceeds thereof to the payment of any indebtedness secured hereby; (b) to declare all sums secured hereby immediately due and payable, and, at its option, exercise any or all of the rights and remedies contained in the Notes and in the Security Instruments; and (c) without regard to the adequacy of the security, with or without process of law, personally or by agent or attorney, or by Assignee under the Mortgage, or by a receiver to be appointed by court, then and thereafter to enter upon, take and maintain possession of and operate the Mortgaged Property, or any part thereof, together with all documents, books, records, papers, and accounts relating thereto and exclude Assignor and its agents and servants therefrom and hold, operate, manage and control the Mortgaged Property or any part thereof as fully and to the same extent as Assignor could do if in possession and in such event, without limitation and at the expense of Assignor, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the Mortgaged Property, or any part thereof, as Assignee deems judicious, and pay taxes, assessments and prior or proper charges on the Mortgage Property, or any part thereof, and insure and reinsure the same, and lease the Mortgaged Property, or any part thereof, for such terms and on such terms as Assignee deems desirable, including leases for terms expiring beyond the maturity of the indebtedness secured by the Security Instruments and cancel any lease or sublease thereof for any cause or on any ground which would entitle Assignor to cancel the same. Assignee may apply rents and other sums payable under the Leases to the payment of any cost or expense incurred hereunder.

8. After payment of all proper charges and expenses, including the just and reasonable compensation for the services of Assignee, its attorneys, agents and others employed by Assignee, in connection with the operation management and control of the Mortgaged Property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify Assignee from and against any liability, loss or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, Assignee may, at its option, credit the net amount of income which Assignee may receive by virtue of this Agreement and from the Mortgaged Property to any and all amounts due or owing to Assignee from Assignor or Borrower under the terms and provisions of the Notes and the Security Instruments. The balance, if any, of such net income shall be released to or upon the order of Assignor. The manner of the application to such net income and the item or items which shall be credited shall be credited according to the terms of this Notes and other Loan Documents.

9. The acceptance by Assignee of this Assignment, with all of the rights, powers, privileges and authority so created shall neither be deemed nor construed to constitute Assignee a mortgagee in possession nor at any time or

in any event to impose any obligation whatsoever upon Assignee to appear in or defend any action or proceeding relating to the Leases or the Mortgaged Property, or to take any action hereunder, or to expend any money or incur any expenses, or perform or discharge any obligation, duty of liability under the Leases, or to assume any obligation or responsibility for any security deposits or other deposits delivered to Assignor by any tenant and not assigned and delivered to Assignee or render Assignee liable in any way for any injury or damage to person or property sustained by any person or entity in, on or about the Mortgaged Property.

10. Assignor agrees that the collection of rents and the application thereof as aforesaid or the entry upon and taking of possession of the Mortgaged Property, or any part thereof, by Assignee shall not cure or waive any default, or waive, modify or affect any notice of default under the Notes or the Security Instruments, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by Assignee, once exercised, shall continue for so long as Assignee shall elect. If Assignee shall thereafter elect to discontinue the exercise of any such right or remedy, the same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent default.

11. The rights and remedies of Assignee hereunder are cumulative and not in lieu of, but are in addition to, any rights or remedies which Assignee shall have under the Notes, any of the Security Instruments, or at law or in equity, which rights and remedies may be exercised by Assignee either prior to, simultaneously with, or subsequent to, any action taken hereunder. The rights and remedies of Assignee may be exercised from time to time and as often as such exercise is deemed expedient, and the failure of Assignee to avail itself of any of the terms, provisions and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof. Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

12. The right of Assignee to collect and receive the rents assigned hereunder or to take possession of the Mortgaged Property, or to exercise any of the rights or powers herein granted to Assignee shall, to the extent not prohibited by law, also extend to the period from and after (1) the filing of any suit to foreclose the lien created under any of the Security Instruments which cover the Mortgaged Property, (2) the institution of foreclosure under a power of sale contained in the Mortgage, and (3) any period allowed by law for the redemption of the Mortgaged Property after any foreclosure sale.

13. Assignor shall and hereby agrees to indemnify and hold Assignee harmless of, from and against any and all liability, loss, damage or expense, which Assignee may or might incur under or by reason of this Assignment, and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on the part of Assignee to perform or discharge any of the terms, covenants or agreements contained in the Leases. Should Assignee incur any such liability, loss or damage under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, together with interest thereon at the same rate of interest as provided in the Notes with respect to the principal indebtedness of Assignor to Assignee, shall be secured by this Assignment and by the Security Instruments, and Assignor shall reimburse Assignee therefor immediately upon demand, and upon failure of Assignor so to do, Assignee may declare all sums secured hereby immediately due and payable.

14. All notices, demands or documents of any kind which Assignee may be required or may desire to serve upon Assignor hereunder shall be sufficiently served by delivering the same to Assignor personally or by depositing a copy of the same in the United States Postal Service System, postage prepaid, certified mail, return receipt requested, and addressed to Assignor, at its address indicated on the first page of this Assignment, or at such other address as Assignor may from time to time designate in writing actually received by Assignee. Any notice mailed to Assignor shall be deemed to be delivered and received one day after the date on which such notice is deposited in the United States Postal Service System.

15. This Assignment shall be assignable by Assignee and all representations, warranties, covenants, powers and rights herein contained shall be binding upon, and inure to the benefit of, Assignor and Assignee and their respective successors and assigns.

16. This Assignment may be executed, acknowledged and delivered in any number of counterparts and each such counterpart shall constitute an original, but together such counterparts shall constitute only one instrument.

17. If any one or more of the provisions of this Assignment, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Assignment and all other applications of any such provision shall not be affected thereby.

18. Upon a sale, conveyance, transfer or exchange of all or a part of the Mortgaged Property, the term "Assignor" as used herein shall include the transferee or grantee in such transaction. The preceding sentence shall not be deemed to permit any sale, conveyance, transfer or exchange which is prohibited or restricted by the terms of any Security Instrument.

19. All exhibits attached hereto are by this reference incorporated fully herein. The term "this Assignment" shall be deemed to include all such exhibits.

20. This Assignment shall be governed by and construed under the laws of the State of Alabama, except to the extent any law, rule or regulation of the federal government of the United States of America may be applicable, in which case such federal law, rule or regulation shall control.

21. This Assignment shall continue in full force and effect until full payment of all indebtedness evidenced by the Notes, at which time this Assignment shall terminate and be void and of no effect without the necessity of any further instrument.

22. It is agreed that this Assignment shall cover all profits received from the operation of the Mortgaged Property. It is contemplated by the parties that should this Assignment be invoked, the Assignee shall have the absolute right to enter possession and apply the daily profits according to the terms of this Assignment and the Loan Documents.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first above written.

DEWBERRY ENGRAVING COMPANY OF
ALABAMA, INC.

By:
Its:

Shapell Dewberry
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county and state, hereby certify that J Ralph Dewberry, whose name as President of Dewberry Engraving Company of Alabama, Inc. is signed to the foregoing Assignment of Leases, Rents and Profits, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of August, 1987.

Cathy A Loggins
Notary Public

My Commission Expires: 8.14.89

THIS INSTRUMENT WAS PREPARED BY: W. Clark Watson, 425 First
Alabama Bank Building, Birmingham, Alabama 35203

BOOK 143 PAGE 945

EXHIBIT "A"

Lot 1, according to the survey of Dewberry Subdivision, as recorded in Map Book 9, page 11, in the Probate Office of Shelby County, Alabama.

Also described as follows:

Parcel I:

Part of Lot 1, according to the survey of Dewberry Subdivision, as recorded in Map Book 9 page 11, in the Probate Office of Shelby County, Alabama more particularly described as follows:

A parcel of land located in the Northwest quarter of the Southeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Being at the Southwest corner of said 1/4-1/4 section; thence in a Northerly direction along the westerly line of said 1/4-1/4 section, a distance of 653.70 feet; thence 119 degrees, 08' right in a southeasterly direction, a distance of 218.25 feet; thence 11 degrees, 19' left in a southeasterly direction, a distance of 101.98 feet; thence 101 degrees, 19' right in a southwesterly direction, a distance of 591.00 feet to the point of beginning.

Parcel II:

Part of Lot 1, according to the survey of Dewberry Subdivision, as recorded in Map Book 9, page 11, in the Probate Office of Shelby County, Alabama more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 2 West, and run in a Northeasterly direction along a line which is perpendicular to the Southwesterly line of U. S. Highway No. 280 to a point on the Southwesterly line of said U. S. Highway No. 280; a distance of 1021.0 feet; thence 90 degrees, 00' to the right in a Southeasterly direction along the Southwesterly line of U. S. Highway 280 a distance of 323.10 feet to a point; thence 7 degrees, 07' 30" to the right in a Southeasterly direction along the Southwesterly line of U. S. Highway No. 280 a distance of 201.56 feet to a point; thence 7 degrees, 07' 30" to the left in a Southeasterly direction along the Southwesterly line of U. S. Highway No. 280 a distance of 12.90 feet to a point; thence 90 degrees, 00' to the right in a Southwesterly direction a distance of 1496.00 feet to a point; thence 90 degrees, 00' to the right in a Northwesterly direction a distance of 258.09 feet to a point; thence 60 degrees, 53' to the right in a Northern direction along Section line a distance of 572.20 feet to point of beginning.

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EXHIBIT "B"

LIST OF LEASES

1. Verbal Lease between Dewberry Engraving Company of Alabama, Inc., Lessor, and Dewberry Engraving Company, Inc.

LOCATION: Lot 1, Dewberry's Subdivision as recorded in Map Book 9, Page 11 in the Office of the Judge of Probate for Shelby County, Alabama

2. Verbal Lease between Dewberry Engraving Company of Alabama, Inc., Lessor, and Dewberry Computers, Inc.

LOCATION: Lot 1, Dewberry's Subdivision as recorded in Map Book 9, Page 11 in the Office of the Judge of Probate for Shelby County, Alabama

3. Verbal Lease between Dewberry Engraving Company of Alabama, Inc., Lessor, and National Engraving Company.

LOCATION: Lot 1, Dewberry's Subdivision as recorded in Map Book 9, Page 11 in the Office of the Judge of Probate for Shelby County, Alabama

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG -4 PM 2:16

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Recording Fee	\$ <u>27.50</u>
2. Indexing Fee	<u>1.00</u>
TOTAL	<u>28.50</u>

