

THIS DOCUMENT PREPARED BY:

Mary Douglas Hawkins  
CORRETTI & NEWSOM  
1804 Seventh Avenue North  
Birmingham, Alabama 35203  
Telephone: (205) 251-1164

THE STATE OF ALABAMA )  
SHELBY COUNTY )

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FIRST ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

THIS AGREEMENT, made this 9th day of December, 1988, by and between VERONICA A. ZEIGLER (hereinafter referred to as "Assignor") and JEFFERSON FEDERAL SAVINGS and LOAN ASSOCIATION OF BIRMINGHAM, a federally chartered savings and loan association (hereinafter referred to as "Assignee").

W I T N E S S E T H:

FOR VALUE RECEIVED, and as additional security for the indebtedness hereinafter mentioned, Assignor does hereby assign, set over, transfer, convey and deliver unto Assignee all of the leases described in Exhibit "B" which is attached hereto and incorporated herein by reference, together with any and all future leases, affecting all or any part of the real property described in Exhibit "A" which is attached hereto and incorporated herein by reference. Assignor does further hereby assign, set over, transfer, convey and deliver unto Assignee all of the right, title, interest and claim of Assignor in and to the rents, issues, profits, revenues, royalties, rights and benefits (hereinafter called "rents") derived from the real property described in said Exhibit "A".

The term of this Assignment shall be until that certain, Note in the amount of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00), executed by Assignor, Veronica A. Zeigler, to Jefferson Federal Savings and Loan Association of Birmingham, dated the 9th day of December, 1988, and the First Mortgage and Security Agreement (or any extension or renewal thereof) of even date therewith, executed and delivered by Assignor to Assignee, covering the real property described in Exhibit "A", shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this Assignment is to be fully satisfied, cancelled and released, and the releasing of said First Mortgage and Security Agreement shall constitute a release hereof.

AND TO THAT END, Assignor does hereby further assign, set over, transfer and convey and deliver unto Assignee all leases of

BOOK 217 PAGE 419

said premises now made, executed or delivered, whether written or oral, or to be hereafter made, be the same written or oral, and all lease agreements, addenda and amendments thereto and ratifications and modifications thereof.

And Assignor does hereby authorize and empower Assignee to collect the rents payable under all of the said leases as they shall become due and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the Assignee upon demand for payment therefor by Assignee. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness evidenced by said Note, which is secured by said First Mortgage and Security Agreement herein mentioned, or default in the payment of any other sums secured by said First Mortgage and Security Agreement, or default in the performance of any of the covenants set forth in said Note or said First Mortgage and Security Agreement securing said Note; and, until such demand is made, Assignor is authorized to collect or continue collecting, as aforesaid by Assignor, her successors and assigns, and Assignor will not collect, demand or receive any installments of rent in advance of the date prescribed in said lease or leases for the payment thereof.

217 420  
The authority and power of Assignee to collect said rents from said property as set forth herein may be exercised and said rents collected with or without the taking of possession of said real property, or any part thereof, and without the necessity of (but nothing herein contained shall be construed to prohibit) Assignee's instituting foreclosure of its First Mortgage and Security Agreement, and an action upon the Note secured by said First Mortgage and Security Agreement, or an action upon this Assignment directly against the leases assigned herewith.

217 420  
And in furtherance of this Assignment, Assignor does hereby specifically authorize and empower Assignee, by its employees, agents or representatives, at the option of Assignee, upon the occurrence of any default as aforesaid, to enter upon the aforesaid premises and to collect, in the name of the Assignor or in its own name as Assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period this Assignment is operative; and to this end, Assignor agrees to cooperate and to assist Assignee, its employees, agents or representatives, in all reasonable ways with collection of said rents.

Assignor does hereby authorize (but nothing herein shall be deemed to require or obligate) Assignee, upon such entry, to take over and assume the management, operation and maintenance of said premises and to perform all acts necessary and proper in its sole discretion and to expend such sums as may be necessary in connection therewith, including the authority to effect new leases, to cancel or surrender existing leases, or to make concessions to

tenants. Assignor does hereby release all claims against Assignee arising out of such management, operation and maintenance, excepting the liability of Assignee to account as hereinafter set forth.

This Assignment is given as additional security for the performance of each and all of the obligations and covenants of the Note and First Mortgage and Security Agreement which secures said Note above described (or any extension or renewal thereof).

Assignee shall, after payment of all proper charges and expenses, including reasonable compensation to such agents, employees or representatives as shall be selected or employed, and after the accumulation of a reasonable reserve to meet taxes, assessments, utility rents, and fire and extended coverage and liability insurance in requisite amounts, credit the net amount of income received by it from the premises by virtue of this Assignment to any amounts due and owing to them by Assignor under the terms of said First Mortgage and Security Agreement, and the Note which is secured thereby, but the manner of the application of such net income and what items shall be credited shall be determined in the sole discretion of Assignee. The undersigned Assignor expressly covenants and agrees with Assignee that at the time of the execution and delivery of this Assignment, there has been no anticipation or prepayment of any rents by any of the tenants occupying the above described property or by any of the lessees in any of the above described leases except one (1) month in advance.

Assignor shall not at any time and for any reason accept prepayment of rental on any lease affecting the real property described in Exhibit "A" for more than one (1) month in advance without the written consent of assignee.

It is further covenanted and agreed that Assignor and her successors and assigns, shall have no right, power or authority to (and Assignor covenants and agrees with Assignee that Assignor will not) alter, modify, or amend the terms or any of them, of any of the leases above described or future leases in any particular, whatsoever, without first obtaining the consent of Assignee in writing to such alteration, modification or amendment, except in the ordinary course of business.

The provisions of this instrument shall be binding upon and shall inure to the benefit of Assignor, her heirs, personal representatives, successors and assigns, and upon Assignee, its successors and assigns.

Nothing herein contained shall be construed as making the Assignee a mortgagee in possession, nor shall said Assignee be liable for laches, or failure to collect said rents, issues, profits, revenues, royalties, rights and benefits and it is understood that said Assignee is to account only for such sums as are actually collected. Assignee shall not be obligated to perform or discharge any obligation or duty to be performed or

discharged by Assignor under said lease or leases, and Assignor hereby agrees to indemnify Assignee for, and to save it harmless from, any and all liability arising from said lease or leases, or from this Assignment, and this Assignment shall not place any responsibility for the control, care, management or repair of said premises upon Assignee, or make Assignee responsible or liable for any negligence in the management, operation, upkeep, repair or control of said premises resulting in loss or injury or death to any tenant, licensee, employee or stranger.

Assignor covenants and agrees with Assignee that no tenant need determine whether or not a default has occurred making this Assignment operative, but shall pay over the rent to Assignee upon notice from it to do so and upon so doing, shall be relieved from liability therefor to Assignor in all respects.

It is further covenanted and agreed that Assignor shall keep, observe and perform all of the covenants on the part of the Lessor to be kept, observed and performed in any lease affecting any portion of the premises. If Assignor fails to keep, observe and perform any covenant of any such lease, Assignee shall have the right, at its option, to keep, observe and perform such covenant on behalf of Assignor, or to declare with or without notice, all sums and debts secured by the First Mortgage and Security Agreement referred to herein to be immediately due and payable and avail itself of any and all remedies provided for in said First Mortgage and Security Agreement in the event of default. In the event that Assignee should exercise its option to keep, observe or perform any of the Lessor's obligations under any lease affecting the premises, it shall be entitled to recover from Assignor immediately upon demand any expenses incurred or amounts advanced in performing such covenants, together with interest at a rate equal to three (3%) percent per annum in excess of the then applicable rate from the date of such advance. Should Assignor fail to repay Assignee any such expenses or advances as herein provided, Assignee may, at its option, with or without notice, declare all sums and debts secured by said First Mortgage and Security Agreement to be immediately due and payable and avail itself of any and all remedies provided for therein in the event of default.

The undersigned Assignor covenants and agrees that unless a tenant under any of said leases transferred and assigned hereby has the right to pay any rent covering a period of time expiring more than forty-five (45) days subsequent to the date of such payment (herein called "rental prepayment") that she will not accept such rental prepayment without the prior written consent of Assignee, except in the ordinary course of business; and in case of such rental prepayment where the tenant has a right to pay the same under any of said leases, the undersigned recipient thereof agrees to notify the Assignee promptly in writing upon receipt thereof, and if required by Assignee, to promptly transmit such rental prepayment for application as a prepayment against the debt secured hereby.

IT IS UNDERSTOOD AND AGREED that neither the existence of this Assignment nor the exercise of its privilege to collect said rents, issues, profits, revenues, royalties, rights and benefits hereunder, shall be construed as a waiver by Assignee or its successors and assigns of the right to enforce payment of the indebtedness hereinabove mentioned, in strict accordance with the terms and provisions of the Note and the First Mortgage and Security Agreement securing said Note, for which this Assignment is given as additional security.

If more than one party shall execute this Assignment, the term "Undersigned" shall mean all parties signing this Assignment and each of them, and all such parties shall be jointly and severally obligated hereunder. The neuter pronoun, when used herein shall include the masculine and feminine and also the plural.

As used herein, the term "Loan Documents" shall be deemed to include the Note, the First Mortgage and Security Agreement and UCC Financing Statements.

The provisions hereof shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, personal representatives, successors and assigns.

The law of the State of Alabama shall control the interpretation of this First Assignment of Lessor's Interest in Leases, and shall govern this transaction.

IN WITNESS WHEREOF, Assignor has caused this First Assignment of Lessor's Interest in Leases to be duly executed on this 11 day of December, 1988.

WITNESS:



 (SEAL)  
VERONICA A. ZEIGLER, Individually

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Veronica A. Zeigler, whose name is signed to the foregoing First Assignment of Lessor's Interest In Leases and who is known to me, acknowledged before me on this day that, being informed of the contents of same, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 1988.

  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

NOTARY PUBLIC EXPIRES NOVEMBER 13, 1990



EXHIBIT "A"

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the North line of said Quarter/Quarter Section a distance of 327.40 feet to a point on the Easterly right of way line of U. S. Highway No. 31; thence turn a deflection angle 75 degrees 52 minutes to the left and run Southwesterly along the said Easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the Easterly right of way line of said U. S. Highway No. 31 and the Northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of 80 degrees 24 minutes 10 seconds to the left and run Southeasterly along the said Northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of 99 degrees 41 minutes 18 seconds to the left and run Northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of 103 degrees 58 minutes 40 seconds to the left and run Westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.

123

EXHIBIT "B"

1. That certain Lease by and between Willow Creek Partnership, which said Lease has been assigned to Veronica A. Zeigler, as Lessor and Home Video Center, Inc., as Lessee, dated November 17, 1988, for a primary term of two (2) years covering premises known as Space No. 11, The Promenade Shopping Center, located in the City of Pelham, Shelby County, Alabama.
2. That certain Lease by and between Willow Creek Partnership, which said Lease has been assigned to Veronica A. Zeigler, as Lessor and J. Steven Ward Ward's, Inc., as Lessee, dated 9/19, 1988, for a primary term of (3) years covering premises known as Space No. 10, The Promenade Shopping Center, located in the City of Pelham, Shelby County, Alabama.
3. That certain Lease by and between Willow Creek Partnership, which said Lease has been assigned to Veronica A. Zeigler, as Lessor and Creative Crafts, Inc. and Donald R. Watters, as Lessee, dated November 15, 1988, for a primary term of three (3) years covering premises known as Space No. 12, The Promenade Shopping Center, located in the City of Pelham, Shelby County, Alabama.
4. That certain Lease by and between Willow Creek Partnership, which said Lease has been assigned to Veronica A. Zeigler, as Lessor and BCA Enterprises, d/b/a Custom Signs Express, as Lessee, dated November 16, 1988, for a primary term of two (2) years covering premises known as Space No. 1, The Promenade Shopping Center, located in the City of Pelham, Shelby County, Alabama.
5. That certain Lease by and between Willow Creek Partnership, which said Lease has been assigned to Veronica A. Zeigler, as Lessor and Lynn Braddock, Glenda Braddock and Glynda's, Inc., as Lessee, dated November 4, 1988, for a primary term of five (5) years covering premises known as Space Nos. 7 and 8, The Promenade Shopping Center, located in the City of Pelham, Shelby County, Alabama.

All present and future leases oral or written, covering all or any part of the real property described in Exhibit "A".

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

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*Thomas A. Swann, Jr.*  
JUDGE OF PROBATE

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1850

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