

STATE OF ALABAMA)
JEFFERSON COUNTY)

ASSIGNMENT OF RENTS

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned Inverness Professional Partners, an Alabama General Partnership, hereinafter called the Assignor, in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto First Alabama Bank, a state banking association, hereinafter called the Assignee, its successors and assigns, all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or agreement for the use or occupancy of any part of the following described premises:

See attached Exhibit A

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This Agreement is made as additional security for the payment of One Principal Note hereinafter called the Mortgage Note, dated SEPTEMBER 27, 19 90, for \$ 489,300.00 with interest as stipulated therein, executed and delivered by the Assignor to the Assignee, and as additional security for the full and faithful performance by the Assignor of all the terms and conditions of a certain Mortgage dated SEPTEMBER 27, 19 90, executed and delivered by the Assignor to the Assignee to secure the payment of the Mortgage Note and covering the above described premises.

EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and run West along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 16.04 feet; thence right $87^{\circ}35'45''$ and run North 192.11 feet to the Southeasterly corner of Lot 1-A of a Resurvey of Lots 1 and 2 of Selkirk Subdivision as recorded in Map Book 7, Page 131 in the Probate Office of Shelby County, Alabama; thence left $42^{\circ}53'58''$ and run Northwesterly along the Northeasterly line of said Lot 1-A 141.34 feet to the Northeasterly corner of said Lot; thence right $75^{\circ}07'07''$ and run Northeasterly 281.85 feet to a point; thence right $120^{\circ}27'01''$ and run Southeasterly 45.00 feet to the POINT OF BEGINNING of the herein described parcel; thence left $110^{\circ}24'45''$ and run Northeasterly 298.84 feet to a point; thence left $19^{\circ}35'13''$ and run Northeasterly 120.0 feet to a point on a curve being on the Southwesterly right-of-way of Iverness Parkway, said curve having a radius of 695 feet and a central angle of $27^{\circ}09'18''$; thence right 90° to the tangent of said point on curve and run Southeasterly along said right-of-way and arc of curve 329.39 feet to a point of compound curvature of a curve to the right having a radius of 25 feet and a central angle of $92^{\circ}08'19''$; thence run Southeasterly to Southwesterly along said right-of-way and arc of curve 40.20 feet to a point of reverse curvature of a curve to the left having a radius of 987.78 feet and a central angle of $8^{\circ}03'11''$, said point of reverse curve being on the Northwesterly right-of-way of Selkirk Drive; thence run Southwesterly along said right-of-way and arc of curve 138.83 feet to the point of tangent; thence continue Southwesterly along said right-of-way 99.28 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of $22^{\circ}59'10''$; thence continue Southwesterly along said right-of-way and arc of curve 200.59 feet to the point of tangent; thence continue Southwesterly along said right-of-way 71.86 feet; thence right $85^{\circ}46'21''$ and run Northwesterly 228.09 feet to the point of beginning;

Assignor agrees to duly operate and maintain the aforesaid property and perform all requisites on its part to keep any and all leases of said property in full force.

Assignor agrees that this assignment shall cover all future leases, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of said premises.

Assignor further agrees that it will not assign the rent or any part of the rent of said premises, not cancel or amend any lease now in existence or hereafter made, nor collect rents thereunder for a period further in advance than thirty (30) days without the written consent of the Assignee, not do any other act whereby the lien of the aforesaid Mortgage deed may, in the opinion of the Assignee, be impaired in value or quality.

Assignor further agrees that this Assignment shall remain in full force and effect so long as the Mortgage Note remains unpaid and that it may be enforced by the Assignee, its successors and assigns, or the holder of said Note.

It is expressly understood and agreed by the Assignor and the Assignee hereof that said Assignor reserves and is entitled to collect the rents, income and profits, upon, but not prior to, their accrual under the aforesaid leases and to retain, use and enjoy the same unless and until the Assignor defaults in the performance of the terms and conditions of said note or mortgage or this assignment.

Assignor does hereby authorized and empower the Assignee, its successors and assigns, or the holder of the Mortgage Note, to collect all of the rents, issues and profits, now due or which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or agreement for, the use or occupancy of any part of said premises and to take such action, legal or equitable, as may be deemed necessary to enforce payment of such rents, issues and profits.

Any amounts received or collected by Assignee, its successors or assigns by virtue of this Agreement shall be applied for the following purposes, but not necessarily in the order named, priority and application of such funds, being within the sole discretion of the holder of the Mortgage Note:

(1) to the payment of all necessary expenses for the operation, protection and preservation of said premises, including the usual and customary fees for management services;

(2) to the payment of taxes and assessments levied and assessed against the property described herein as said taxes and assessement become due and payable;

(3) to the payment of premiums due and payable on policies insuring said premises;

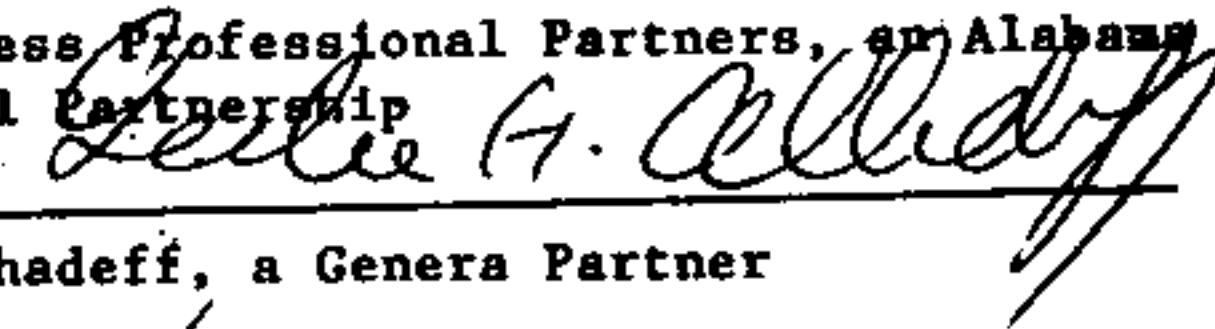
(4) to the payment of installments of principal and interest on the Mortgage Note as and when they become due and payable and to the payment of any other amounts which may become due and payable pursuant to the terms of said Mortgage; and

(5) the balance remaining after payment of the above, shall be paid to the then owner of record of said premises.

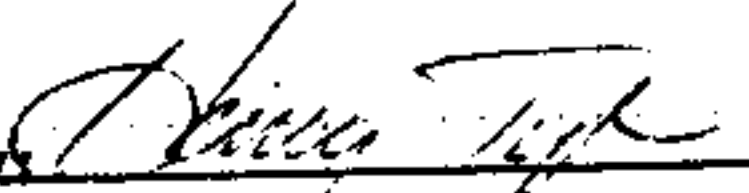
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The Assignor hereby agrees to indemnify the Assignee for, and to save it harmless from, any and all liability, loss or damage which the Assignee might incur under said leases or by virtue of this assignment and from any and all claims and demands whatsoever which may be asserted against the Assignee thereunder or hereunder, and, without limited the generality of the foregoing covenants that this assignment, prior to any such default by said Assignee and entry upon the premises by said Assignee by reason thereof, shall not operate to place responsibility for the control, care, management or repair of said premises upon the Assignee, not the carrying out of any of the terms and conditions of said lease; nor shall it operate to make the Assignee responsible or liable for any waste committed on the property by the tenants or any other party, or for any negligence in the management, upkeep, repair or control of said premises resulting in loss or injury or death to any tenant, licensee, invitee, employee, stranger or other person.

IN WITNESS WHEREOF, the said Assignor has hereunto set its hands and seals on this 27TH day of SEPTEMBER, 19 90.

Inverness Professional Partners, an Alabama
General Partnership

By: 

Leslie H. Alhadeff, a General Partner

By: 

Henry Tyler, a General Partner

Exhibit B

STATE OF ALABAMA)
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Leslie H. Alhadeff, whose name as General Partner of Inverness Professional Partners, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, in his capacity as such Partner executed the same voluntarily on the day the same bears date.

Given under by hand and seal this the 27TH day of September, 1990.

Leiah Ann Moon
NOTARY PUBLIC

My Commission Expires: 8/29/93

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Henry Tyler, whose name as General Partner of Inverness Professional Partners, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, in his capacity as such Partner executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27TH day of September, 1990.

Leiah Ann Moon
NOTARY PUBLIC

My Commission Expires: 8/29/93

STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT 11 AM 10:57

JUDGE OF PROBATE

1. Deed Tax	—	—
2. Mtg. Tax	—	—
3. Recording Fee	—	13.00
4. Indexing Fee	—	3.00
5. M. Tax Fee	—	1.00
6. Certified Fee	—	—
Total	—	16.50

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