

STATE OF ALABAMA)

SHELBY COUNTY)

ASSIGNMENT OF LEASES, GUARANTIES, AND RENTS

THIS ASSIGNMENT is entered into by and between **WYATT R. HASKELL**, (the "**Debtor**"), and **REGIONS BANK**, an Alabama banking corporation (the "**Lender**"), to secure an indebtedness owing by the Debtor to the Lender, as evidenced by that certain promissory note (the "**Note**") of even date herewith, in the principal sum of FOUR MILLION, FOUR HUNDRED EIGHTY-SIX THOUSAND AND NO/100 (\$4,486,000.00) DOLLARS (the "**Indebtedness**"), payable to the order of the Lender and executed by the Debtor, which is described in and secured by a Mortgage (the "**Mortgage**") of even date therewith executed by the Debtor to the Lender, covering the Debtor's interest, in and to the real property described in Exhibit "A" attached hereto and made a part hereof (the "**Subject Property**"). The Mortgage, this Assignment of Leases, Guaranties, and Rents, the Note, and all other instruments executed by the Debtor further securing the Indebtedness are hereinafter collectively referred to as the "**Security Documents**."

For and in consideration of the Loan made to the Debtor by the Lender as evidenced by the Note, the Debtor has granted, transferred and assigned and by these presents does grant, transfer and assign unto the Lender all of his right, title and interest in and to the following:

1. All leases and subleases, whether written or oral, of the Subject Property, or any portion thereof, including, but not limited to, that lease between Debtor and **COMMUNITY BIO-RESOURCES, INC.**, a Michigan corporation, which lease has today been assigned to the Lender; any and all extensions and renewals of said leases, and any and all further leases or subleases now existing or hereafter made, including subleases thereunder, upon or covering all or any part of the Subject Property, all such leases, subleases, and tenancies heretofore mentioned being hereinafter collectively referred to as the "**Leases**";
2. Any and all guarantees of the lessee's performance under any of the Leases; and
3. The immediate and continuing right to collect and receive all of the rents, all other sums, and any certificates of deposit now due or which may become due or to which the Debtor may now or shall hereafter become entitled or make demand, claim, or cash, arising or issuing from or out of the Leases (collectively hereinafter referred to as the "**Rents**").

The Debtor represents and warrants:

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(a) The Debtor has good title to the Leases, Guaranties, and Rents hereby assigned and good right to assign the same;

(b) No other person, corporation or entity has any right, title or interest in the Leases, Guaranties, or Rents hereby assigned;

(c) All and singular the terms, covenants, conditions and warranties of the existing Leases on the part of the lessor thereunder have been duly and punctually performed, kept, and observed;

(d) No previous sale, assignment, transfer, mortgage or pledge of the Leases, Guaranties, or the Rents, is superior to the assignment of the Leases and Rents hereunder.

(e) No Rents due for any period subsequent to the date hereof have been collected, and no payment of any of the Rents has otherwise been anticipated, waived, released, discounted, set-off or otherwise discharged or compromised; and

(f) No lessee under any existing Lease is in default in the payment of rent.

To protect the security of this assignment, the Debtor covenants and agrees:

1. To observe, perform and discharge all obligations, covenants and warranties provided for under the terms of the Leases to be kept, observed and performed by the lessor, thereunder and to give prompt notice to the Lender in the event Debtor fails to observe, perform and discharge the same;

2. To enforce or secure the performance of each and every obligation, term, covenant, condition and agreement to be performed by any lessee under the terms of any Lease;

3. To appear in and defend any action or proceeding arising under, or occurring out of, or in any manner, connected with the Leases or the obligations, duties or liabilities of the Debtor and any lessee thereunder, and, upon request by the Lender, to do so in the name and on behalf of the Lender but at the expense of the Debtor, and to pay all costs and expenses of the Lender, including reasonable attorney's fees, in any action or proceeding in which the Lender may appear with regard to the Leases;

4. Not to pledge, transfer, mortgage or otherwise encumber or assign future payment of the Rents during the term hereof; and

5. Not to waive, excuse, condone, discount, set-off, compromise, or in any manner release or discharge any lessee of the Subject Property of and from any obligations, covenants, conditions and agreements by said lessee to be kept, observed and performed, including the obligation to pay Rents in the manner and at the place and time specified in any Lease.

It is a condition of the granting of these powers, benefits and privileges, and of the making of the assignment, and the Lender by the acceptance of this instrument so agrees, that, until an act of default shall be made by the Debtor in the performance of any of the agreements, covenants and promises in the Note, the Mortgage, or any of the Security Documents, including the making of the payments as set out in said Note, the Debtor may receive and collect the rents from the Leases; but it is covenanted and agreed by the Debtor, for the consideration aforesaid, upon or at any time after default in the payment of any Indebtedness secured hereby or in the observance or performance of any obligation, covenant or warranty set forth herein, or in any Security Document, or the occurrence of any event of default under the terms of any of the Note, the Mortgage, or any Security Document, the Lender, at its option, shall have the right, power and authority to exercise and enforce any or all of the following rights and remedies:

- (a) to collect the Rents as aforesaid, and, in the Lender's own name,
- (b) to demand, collect, receive, sue for, attach and levy on the Rents,
- (c) to give proper receipts, releases and acquittance therefor, after deducting all necessary and reasonable costs and expenses of collection, including reasonable attorney's fees,
- (d) to apply the net proceeds thereof, together with any funds of the Debtor deposited with the Lender, upon any Indebtedness secured hereby, or by the Security Documents and in such order as the Lender may determine;
- (e) and to declare all sums secured hereby immediately due and payable and, at its option, to exercise all of the rights and remedies provided for in the Note, the Mortgage, the Security Documents, or under the terms hereof.

The collection of the Rents and application thereof as aforesaid shall not cure or waive any default or waive, modify or affect any notice of default under the Note, the Security Documents or hereunder, or invalidate any act done pursuant to such notice. The enforcement of such right or remedy by the Lender, once exercised, shall continue for so long as the Lender shall elect, notwithstanding that the collection and application aforesaid Rents may have cured the original default. If the Lender 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.

This assignment shall remain in effect as long as any part of the Indebtedness remains unpaid and upon the payment in full of said Indebtedness the Lender shall execute a release of this assignment upon the written request and at the expense of the Debtor. This assignment shall run with the land described in Exhibit "A" hereto and shall inure to the benefit of and bind the parties hereto and their respective heirs, successors and assigns.

EXECUTED this 16th day of September, 1998.



WYATT R. HASKELL

This Instrument Prepared By:

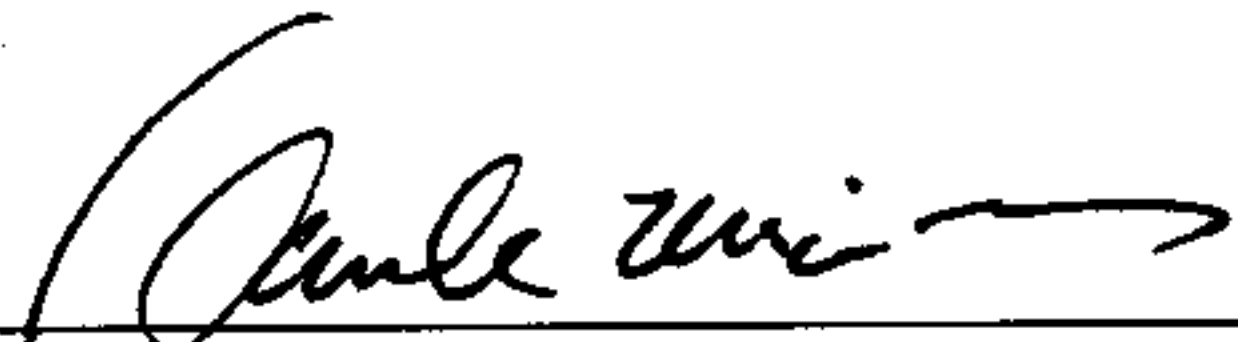
Richard P. Carmody, Esq.
Lange, Simpson, Robinson & Somerville, LLP
1700 First Alabama Bank Building
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wyatt R. Haskell, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 1998.



Notary Public
My Commission Expires: 12/28/99

EXHIBIT "A"

ASSIGNMENT OF LEASES, GUARANTIES, AND RENTS

Part of the South Quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of said Section 19, run in a Westerly direction along the South line of said section for a distance of 3,471.23'; thence turn an angle to the right of 90° and run in a Northerly direction for a distance of 364.58' to an existing iron pin being a corner of the Baptist Medical Center Property; thence turn an angle to the right of 77°37'30" and run in an Easterly direction along the South line of said Baptist Medical Center Property for a distance of 1,092.06' to an existing iron pin being on the West right-of-way line of Riverchase Parkway East and being the point of beginning; thence turn an angle to the right of 180° and run in a Westerly direction for a distance of 300.38' to an existing iron pin; thence turn an angle to the left of 95°03'02" and run in a Southerly direction for a distance of 436.17' to an existing iron pin being in the Northwest right-of-way line of Parkway Lake Drive; thence turn an angle to the left (108°58'25" to chord line) and run along the arc of the curved right-of-way line of Parkway Lake Drive (said curve being concave in a Northwesterly direction and having a central angle of 30°30' and a radius of 570.00') for a distance of 303.43' to the end of said curve right-of-way line; thence run in a Northeasterly direction along a line tangent to the end of said curve and being the Northwest right-of-way line of Parkway Lake Drive for a distance of 133.99' to a point of curve; said curve being concave in a Westerly direction and having a radius of 25.00' and a central angle of 90°; thence turn an angle to the left and run along the arc of said curve for a distance of 39.27' to the end of said curve and being on the West right-of-way line of Riverchase Parkway East; thence run in a Northwesterly direction along a line tangent to the end of said curve and being the West right-of-way line of Riverchase Parkway East for a distance of 31.17' to another point of curve; said curve being concave in a Northeasterly direction and having a central angle of 17°23'42" and a measured radius of 646.25'; thence turn an angle to the right and run in a Northwesterly direction along the West right-of-way line of said Riverchase Parkway East for a distance of 196.20', more or less, to the point of beginning.

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