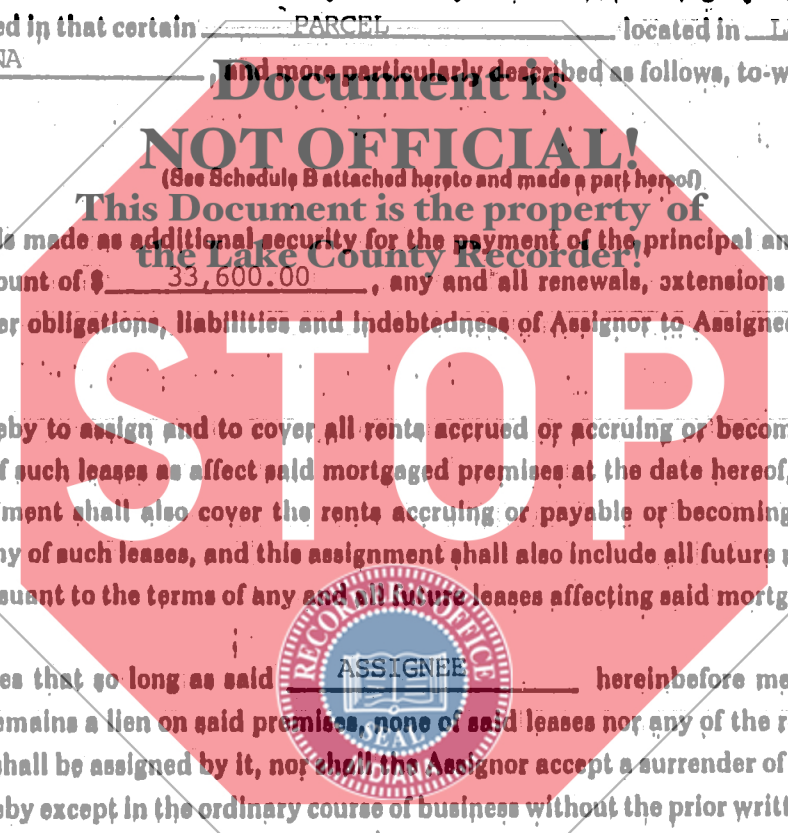


91052752

ASSIGNMENT OF RENTS TO SECURE DEBT

KNOW ALL MEN BY THESE PRESENTS, that HALLAM BYER whose address is 9226 SOUTH EUCLID of CHICAGO ILLINOIS, hereinafter sometimes called "Assignor," and being the owner in fee of the premises, together with the buildings and improvements thereon, situated in THE CITY OF GARY LAKE County, State of INDIANA, known as the ASSIGNOR does hereby assign, transfer and set over unto FORD CONSUMER FINANCE COMPANY having its principal place of business at IRVING TEXAS, hereinafter sometimes called "Assignee," all the rents now due or payable and/or accrued and also all the rents hereafter accruing and/or which may be and/or become due and payable under and pursuant to the terms of those certain indentures of lease on the SUBJECT PREMISES particularly described in Schedule A attached and made a part hereof, covering those certain premises mentioned and particularly located in and being a part of that real estate and improvements described in that certain PARCEL located in LAKE County, State of INDIANA, and more particularly described as follows, to-wit:

FOR SEE DOC. # 91052751



RECORDED  
OCT 11 1951

This Assignment is made as additional security for the payment of the principal and interest of a certain loan in the principal amount of \$ 33,600.00, any and all renewals, extensions and modifications thereof and any and all other obligations, liabilities and indebtedness of Assignor to Assignee, whether now existing or hereafter created.

It is intended hereby to assign and to cover all rents accrued or accruing or becoming due and payable pursuant to the terms of such leases as affect said mortgaged premises at the date hereof, or any part of said premises, and this assignment shall also cover the rents accruing or payable or becoming due under any extension and/or renewals of any of such leases, and this assignment shall also include all future rents accruing or becoming due and payable pursuant to the terms of any and all future leases affecting said mortgaged premises, or any part thereof.

The Assignor agrees that so long as said ASSIGNEE hereinbefore mentioned, or any extension or renewal thereof, remains a lien on said premises, none of said leases nor any of the rents accruing or becoming payable thereunder shall be assigned by it, nor shall the Assignor accept a surrender of any of said leases or of the premises leased thereby except in the ordinary course of business without the prior written consent of Assignee.

It being understood that so long as there shall be no default under the terms and conditions of said MORTGAGE the relationship of landlord and tenant shall exist between such Assignor and the respective tenants under said leases, and the Assignor so long as no default occurs shall have the right to maintain any action or proceeding against any of such tenants to enforce the said Landlord's rights under any of such leases. All of the provisions hereinabove last mentioned, however, being subject to the provisions hereinafter set forth that the Assignor and/or its successors in interest shall not cancel or modify said leases either by agreement with or proceedings against said tenants except in the ordinary course of business without the written consent of Assignee.

The tenants under the said leases are hereby authorized and directed to pay over to the Assignee, or its duly authorized representative, on written demand therefore, all amounts due or to become due under said leases; provided, however, that so long as there shall be no default in any of the terms and conditions of the said MORTGAGE, or of the indebtedness thereby secured, or of any extensions or renewals thereof, the Assignor or other owner of said premises may continue to manage said premises and to collect all income arising therefrom but only as it accrues.

Handwritten signature or initials.

