





3 of 5

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1.2. <u>Assignment of Rents.</u> Subject to the terms and conditions of this Assignment, Borrower hereby absolutely, unconditionally and irrevocably transfers, conveys, assigns and grants to State Farm all of Borrower's right, title and interest in and to all rents, issues, profits, proceeds, income, revenues, royalites, advantages, avails, claims against guarantors, security and other deposits (whether in cash, letter of credit or other form), advance rentals, damages, insurance and condemnation proceeds and any and all other payments or benefits now or hereafter derived, directly or indirectly, from the Real Estate and Improvements, whether under the Leases or otherwise (collectively, the "Rents").
        1.3. <u>Assignment of Leases</u>. Subject to the terms and conditions of this Assignment, Borrower hereby absolutely, unconditionally and irrevocably transfers, conveys, assigns and grants to State Farm all of Borrower's right, title and interest as landor in, to and under all Leases, now or hereafter existing or entered into, together with any and all Guaranties.
                                          1.4. Absolute Assignments. The foregoing assignments of Rents and Leases are t and absolute assignments and not assignments for or as security only. State Farm's right Rents and Leases is not contingent upon its possession of the Secured Property.
        1.5. License. State Farm hereby grants to and confers upon Borrower a revocable license (the "License") to collect and retain the Rents as the same become due and payable under the Leases, but not in excess of thirty (30) days in advance, so long as, and only so long as, no Event of Default (as defined below) exists under this Assignment. Upon the occurrence of an Event of Default under this Assignment, the License shall immediately and automatically be revoked, cease and terminate without notice.
                    Upon any such revocation and termination of the License, State Farm shall have the right to notify all tenants under the Leases to pay the Rents then due and thereafter coming due rectly to State Farm. After such revocation and termination of the License, any and all Rents
                                  NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER
                                                                                                                                                                                                      NONCE TO LANGUORD AND HIR ATTORNEY

[FILED: NEW YORK COUNTY CLERK 08/10/2020 03:45 AM

RECEIVED HYSCEP FOR .0. 185

RECEIVED HYSCEP; 08/10/20
                                                                                                                                                                                                    BABS DINCER -0-dincretió@outlook.com> on behalf of bi-dincretió
@outlook.com
Monday, Maggarmillo.com
Bo Decer- 1EGA (BASK-UNE COM*; ZEUCKER@MSKYLINE COM*
RE STATE FARM.
CCC (F00031 pcf. 15974-2020
_Sullivan_Properties_L.P.v.-Bars_Dincer_EOHBIT_S_312.pdf
                                                                                                ormed your client of this material information and want no involvement with your personal affairs dealings with Plaintiffs, and more specifically in their claims as attested to and as referenced in the chiments.
                                                                                You can accept this as a courtesy and treat this as "time is of the essence"; I don't want to enjoin in in any fraudulent behavior or placed in false-light, alding or abetting, or enjoined in these business dealings which you are privy to.
                                                                              From: DINCER, BARIS <a href="https://doi.org/10.1007/j.gep.harvard.ed">band: Monday, August 10, 2020 12:36 AM</a>
To: LZUCKER@mskyline.com
Subject: Please advise STATE FARM
        min. It. Luga processors.

If the processor of the first, the following proceedings should be described: (1) any barricrybry, receivership or similar proceeding with respect to the Registrant early of its synficiant subsidiaries; (2) any proceeding to which any director, officer or other diffiated person of the Registrant is a party adverse to the Registrant or any (15 subsidiaries, and (2) any proceeding involving the revocation or exception of the Registrant or sell-great or the registrant to sell-sections.
          Have there been any material legal occeedings, other than routine libration cidental to the business, to which the occeanit of any of his substances with a more allegations of the business in the property was
                                        claims with respect to the ed under a fidelity bond if not limited to, the fidelity ement of the bond) during
                FIDELITY
Somewhat process are sensiting directly from any Dishonest or Fraudulent Act committed by a Employee, committed anywhere and whether committed alone or in Illusian with other persons (dwether or not Imployees), during the time of Employees have status of an Imployee as welf-inch Merein, and even if a finish and success do state farm enter hard 4719 2003 year 60 9432 693
CIBILITY. Debaced of Frankbord Accommined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command anywhere and when the Commined by an Implyong command and the Commined by an Implyong command and the Commined by an Implyong command and the Commined by anywhere and the Commined by an Implyong commined by an Implyong commined by an Implyong commined by an Implyong commined by any implyong the Commined by an Implyong commined by any implyong the Commined by an Implyong commined by any implyong the Commined by an Implyong commined by any implyong the Commined by an Implyong commined by any implyong commined by any implyong the Commined by an Implyong the Commined by any implyon
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