

KNOW THAT

Ed
EUGENE SAGAN, of the Village of South Orange, in the County of Essex and State of New Jersey, and Arlene Sagan, his wife,

hereinafter called the assignor, in consideration of One Dollar paid by THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, hereinafter called the assignee, and to induce the making of the hereinafter mentioned loan by said assignee, hereby assigns unto the assignee the following lease (x):

Agreement of Lease dated August 25th, 1949, between Virginia Dare America Corporation, a New Jersey Corporation, and Edison Carolina Stores, Inc., a South Carolina Corporation, covering premises known as #125 North Main Street in the City of Greenville, in the County of Greenville, and State of South Carolina, and more particularly described in said lease, which is for a term of thirty years beginning January 1st, 1950, and ending on December 31st, 1979, together with the guarantee by Edison Brothers Stores, Inc., a Delaware Corporation, attached to and made a part of said lease, a short form of which said lease is recorded in the R. M. C. Office for Greenville County in Deed Book 392, page 136,

together with any and all modifications, extensions and renewals thereof and together with all rents, income and profits arising therefrom.

Also, together with any and all other lease(s) now existing or hereafter made during the term of this assignment for the whole or any part of said mortgaged premises, and any modifications, extensions or renewals thereof and all rents, income and profits due or to become due therefrom.

TO HAVE AND TO HOLD the same unto the assignee, and to the successors and assigns of the assignee forever as additional collateral security for the payment of the principal and interest provided to be paid in a certain bond or note and mortgage or deed of trust made by Eugene Sagan and Arlene Sagan, his wife,

to The Mutual Benefit Life Insurance Company
in the sum of One Hundred Eighty-Five Thousand (\$185,000.00)-----Dollars
and interest, dated April 6th 1950, covering the same premises as
are demised by the above mentioned lease.