

State of South Carolina) JUL 10 2 31 PM 1959
County of Greenville) Assignment of Lease

This Assignment of Lease is entered into between Morris Knigoff, Ruth K. Berkowitz and Norma K. Guzik (formerly known as Norma K. Cohen), as Assignors, and Metropolitan Life Insurance Company, a corporation organized under the laws of the State of New York, having its office and principal place of business at 1 Madison Avenue, New York, New York, as Assignee.

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the assignee to the assignors, the receipt of which is hereby acknowledged, the assignors assign, as collateral security for the payment of the indebtedness hereinafter mentioned, that certain lease between Morris Knigoff, Ruth K. Berkowitz and Norma K. Cohen, Lessors, and William S. Reyner, Lessee, dated September 30, 1955, covering the following described property:

The Store Building known and designated as Number sixteen (16) North Main Street, in the City of Greenville, South Carolina, having a frontage on the East side of North Main Street of sixteen and four-tenths (16 4/10) feet, more or less.

Together with the rents now due and hereafter to become due under said lease and the right to collect the same;

To have and to hold the said lease unto the assignee, its successors and assigns, from the date hereof for all the rest of the terms mentioned in said lease and of any renewals thereof, subject to the covenants, conditions and provisions therein also mentioned, but only as additional collateral security for the payment of the indebtedness evidenced by the mortgage from Morris Knigoff, Ruth K. Berkowitz and Norma K. Guzik to C. Douglas Wilson & Co. dated July _____, 1959, securing payment of the principal sum of Thirty-Five Thousand Dollars (\$35,000.00) and interest, which mortgage was assigned to Metropolitan Life Insurance Company by C. Douglas Wilson & Co. on July _____, 1959.

It being expressly understood, however, that until a default or defaults in any of the terms, covenants or conditions of the said mortgage, the assignors may collect and enjoy all rent due and to become due under the said lease, without accountability to the assignee. In the event of any default or defaults, the right is hereby expressly given to the assignee, at its option,

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