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ASSIGNMENT OF LEASE

A.T.L., INC. ("Assignor"), a Georgia corporation, having an office at 68 Brookwood Drive, NE, Atlanta, Georgia 30309, for valuable consideration, the receipt of which is hereby acknowledged, hereby assigns, transfers and sets over to LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE ("Assignee"), its successors and assigns, all of Assignor's right, title and interest in and to a certain lease, as the same may from time to time be supplemented or amended (the "Lease"), dated as of the date hereof, between Assignor, as lessor and JACKSON-ATLANTIC, INC. ("Lessee"), a Georgia corporation, as lessee, covering various convenience food store and take-out food center properties (collectively, the "Leased Properties" and individually a "Leased Property"), more particularly described in Schedule A hereto, including, but not limited to:

(a) all payments due and to become due under the Lease, whether as rent, damages, insurance payments, condemnation awards or otherwise;

(b) all claims, rights, powers, privileges and remedies of the lessor under the Lease; and

(c) all rights of the lessor under the Lease to exercise any election or option or to give or receive

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