

And to that end, Assignors grant, transfer, assign and set over unto Assignee, its successors and assigns, all leases on said premises now made, executed or delivered, whether written or verbal, including specifically, without limiting the generality hereof, the following lease:

Lease executed by and between Ruth W. Black, Harriet B. Black, Edward Barnwell Black and Nan Lester Black, as Lessors, and Tires, Inc., as Lessee, dated January 31, 1971, and evidenced by Memorandum of Lease recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book at page .

Notwithstanding the foregoing Assignment of Lease, the Lessee, its Assignees or Sub-Lessees are hereby authorized to pay all rentals due under the terms of the foregoing Lease Agreement directly to the Lessor, as provided therein, until such Lessee has received notice from Assignee or other holder of the indebtedness secured by this Assignment that a default has occurred under the terms of the note evidencing such indebtedness, or under the terms of the Mortgage, or other security instrument, which, together with this Assignment, is security for such indebtedness.

The Assignors do hereby covenant and agree that upon receipt of notice of such default as hereinabove provided, any Lessee, or successor in interest, under any Lease Agreement assigned by this instrument shall be authorized and directed to make payment of all rentals provided by the aforesaid Lease Agreement to the Assignee; and that such payment shall continue until such Assignee has acknowledged by instrument in writing that such default has been cured and that future rental payments may be made directly to the Lessor or as provided under the terms of the Lease Agreement.

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