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GREENVILLE CO. S. C.

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ASSIGNMENT OF LEASE

R.M.C.

FOO-JIK PROPERTIES CORP. ("Assignor"), a Delaware corporation, having an office c/o Hubbard, Westervelt & Mottelay, Inc., 60 East 42nd Street, New York, New York 10017, for valuable consideration, the receipt of which is hereby acknowledged, hereby assigns, transfers and sets over to THE WESTERN SAVING FUND SOCIETY OF PHILADELPHIA, a Pennsylvania banking corporation, having an office at Broad and Chestnut Streets, Philadelphia, Pennsylvania 19107 (the "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 MUNFORD, INC., a Georgia corporation, as lessee (the "Lessee"), covering various retail store properties (collectively the "Leased Properties" and individually a "Leased Property"), more particularly described in Schedule A, including but not limited to:

(a) all payments due and to become due under the Lease, whether as rent, damages, purchase price, 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, to give or receive any notice, consent, waiver or approval, to accept or reject an offer to purchase any of the Leased Properties or to accept any surrender of the Leased Properties or any part thereof;

together with full power and authority, in the name of Assignor or otherwise, to demand, receive, enforce, collect or receipt for any or all of the foregoing, to endorse or execute any checks or other instruments or orders, to file any claims and to take any action which Assignee may deem necessary or advisable in connection therewith, Assignor hereby irrevocably constituting Assignee the attorney-in-fact of Assignor for such purposes, which appointment is coupled with an interest and is irrevocable. Any and all such rights of Assignor may be exercised by Assignee or its nominee or by any trustee or receiver appointed at the instance of or for the benefit of Assignee and no such exercise shall release Assignor from its obligations under the Lease.

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