

STATE OF SOUTH CAROLINA      FILED  
                                 GREENVILLE CO. S. C.      ASSIGNMENT OF LEASE  
COUNTY OF GREENVILLE      JUN 8 8 18 PM '73

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, THE CST COMPANY, hereinafter referred to as "owner" is the present owner in fee simple of the property described as: land and building located on Old Mill Road near Greenville, S. C.; and

WHEREAS, The Peoples National Bank, Greenville, S. C., a national banking association with its principal office located in the City of Greenville in the State of South Carolina, hereinafter referred to as "Peoples", is about to make a loan to the owner, in the amount of Three Hundred Fifty Thousand and No/100 (\$350,000.00) Dollars to be evidenced by a promissory note secured by a first mortgage to be executed by the owner covering said property, and

WHEREAS, said property has been demised to Britt-Clary Company, Inc., a corporation of the State of South Carolina, under a lease dated April 18, 1973, for a term of years, and

WHEREAS, Peoples as a condition to making said mortgage loan has required as additional security for said loan a conditional assignment of owner's interest in said lease.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the foregoing and of the sum of One Dollar (\$1.00) paid by Peoples to owner, the receipt whereof is hereby acknowledged by owner, the said owner hereby assigns, transfers and set over unto Peoples the said lease, as additional security; and for the consideration aforesaid, the owner hereby covenants and agrees to and with Peoples that it will not, without the written consent of Peoples:

(a) Cancel said lease or accept a surrender thereof unless the owner and said Britt-Clary Company, Inc. shall execute a new lease which shall go into effect prior to or simultaneously with said cancellation and surrender, said new lease to provide for a rental not less than the rent payable under the cancelled lease and which shall not diminish the tenant's obligation to pay taxes and insurance to the extent that such obligations