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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASE

This Assignment, made this 23rd day of October, 1974, by and between Church Street Properties Limited Partnership, hereinafter referred to as "Assignor", and Equipment Leasing Corporation and Triangle Construction Company, hereinafter referred to as "Assignees",

W I T N E S S E T H:

For value received, and as additional security for that certain note of Financial Planning Associates, Inc., to Equipment Leasing Corporation of South Carolina and Triangle Construction Company, Inc., in the amount of Two Hundred Seventy-seven Thousand (\$277,000) Dollars, dated March 23, 1973, to which the property now owned by Assignor pursuant to deed of record in the Office of the R.M.C. for Greenville County in Deed Book 972, at Page 594, Assignor does hereby assign, set over, transfer and convey unto Assignees, all the right, title and interest of Assignor in and to that certain Lease Agreement dated April 19, 1971 by and between C. Dan Joyner, as Lessor, and Robert L. Watkins, Jr. and Tamara A. Watkins, as Lessee, recorded in the Office of the R.M.C. for Greenville County in Deed Book 937, at Page 559.

The term of this Assignment shall be until Assignor shall have made or caused to be made all note payments as provided in the foregoing note, which is due on or before April 1, 1979, at which time this Assignment is to be fully satisfied, canceled and released.

The aforesaid Lease has been assigned to Jefferson Standard Life Insurance Company as part of that certain mortgage dated March 23, 1973, recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1270, at Page 566.

It is understood and agreed between the parties that in the event of a default in the foregoing note to Assignees, the Assignees shall have all the rights of Assignor under said Lease Agreement.

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