

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

THIS ASSIGNMENT, made this 7th day of May, 1976, by and between FIRST PIEDMONT MORTGAGE COMPANY, INC., a corporation organized under the laws of the State of South Carolina, hereinafter called Assignor and C.W.I. PARTNERSHIP, a South Carolina partnership consisting of Braxton M. Cutchin, III, Robert P. Ingle, and Gerald C. Wallace hereinafter called Assignee;

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers and assigns to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to that certain Lease between Wade Hampton Enterprises, a limited partnership and Long John Silvers, Inc., dated February 14, 1974, involving improvements on property located on Wade Hampton Boulevard, in Greenville County, South Carolina, which property is being conveyed to Assignee by Assignor, together with any extensions of any said leases and any guarantees of the Lessee's obligations under any said Lease (each of said Lease, together with all such guarantees, modifications and extensions, being hereinafter collectively referred to as "the Lease").

Assignee agrees that all rentals and security deposits previously paid to Assignor by or on behalf of said lessee of any portion of such premises shall be remitted in full to Assignee on the date hereof, and any rentals or security deposits received by Assignor in the future shall immediately be remitted to Assignee.

Assignor warrants and agrees that:

(1) As required by Assignee, the Lessee under the Lease will be promptly notified of this Assignment and the conveyance of the fee simple title to the leased premises to Assignee, and will instruct Lessee to make all subsequent rental payments directly to Assignee or its agent or designee.

(2) There is no other assignment of any of its rights under the Lease to any person, except for any collateral or special assignments which may have been made to First Piedmont Mortgage Company, Inc. in connection with its mortgage on the property.