

The term of this Assignment shall be until that certain Note and Deed of Trust or Mortgage (or any extension of renewal thereof,) dated October 4th, 1976, made, executed and delivered by the party of the first part to The First National Bank of South Carolina, covering the above described premises for the sum of One Million Two Hundred Thousand and no/100 (\$1,200,000.00) Dollars shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this Assignment is to be fully satisfied, cancelled and released, and the releasing of said Deed of Trust or Mortgage shall constitute a release hereof.

And to that end the party of the first part hereby further assigns, sets over, transfers and conveys unto the said The First National Bank of South Carolina all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following leases:

Lease between C & C Center Properties, as Lessor, and Bi-Lo, Inc., as Lessee, dated October 4, 1976, and recorded in the RMC Office for Greenville County in Book 1044 at page 482.

And the party of the first part does hereby authorize and empower the said The First National Bank of South Carolina to collect the rents payable under all of said leases above referred to as they become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may be due or shall hereafter become due to the said The First National Bank of South Carolina upon demand for payment thereof by said Bank. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness secured by the Deed of Trust or Mortgage herein mentioned, or default in the payment of any other sums secured by said Deed of Trust or