

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

ASSIGNMENT OF GROUND LEASE

THIS ASSIGNMENT made this 4th day of October, 1976,

between PRANEELA CORP., a South Carolina Corporation, hereinafter referred to as "LESSEE", and BANKERS TRUST OF SOUTH CAROLINA, N.A., hereinafter referred to as "LENDER";

WHEREAS, by Ground Lease, dated July 26, 1976, made between Alex Kiriakides, Jr. and John Kiriakides, as Lessor, and Praneela Corp., as Lessee, the Lessor demised to the Lessee the premises hereinafter described for the term of twenty (20) years from January 1, 1977 at a yearly rental of Thirteen Thousand Seven Hundred Fifty and no/100 (\$13,750.00) Dollars, with provisions for renewal options at an increased rental, and subject to the performance and observance of the Lessee's covenants and conditions contained therein. Said Ground Lease being shown on record by Memorandum of Lease bearing the same date and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1044, at Page 642.

NOW, THEREFORE, this ASSIGNMENT witnesseth as follows:

1. The Lessee, in consideration of a loan being made to it by the Lender in the amount of Fifty Thousand and no/100 (\$50,000.00) Dollars does hereby assign, transfer and set over unto the Lender the said Ground Lease for the demised premises, and all of the interest of the Lessee in and to the demised premises, including the improvements thereon or to be constructed thereon. Said premises being described as follows:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Wade Hampton Boulevard, and being known and designated as Lot No. 1 on Plat of North Nine Plaza Shopping Center, and fronting on the northwestern side of Wade Hampton Boulevard 110 feet and being 140 feet deep and approximately 110 feet along the rear. A copy of said Plat is attached hereto, marked Exhibit A, and made a part hereof.

TO HAVE AND TO HOLD the same unto the Lender, its successors and assigns for the term of said lease and any renewals thereof.

2. The Lessee does hereby covenant that said lease is now valid and subsisting; that all of the covenants and conditions therein contained have been and will be performed; that the said leasehold is now free and clear of encumbrances; that the Lessee has lawful authority to assign same as security

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