

FILED  
GREENVILLE CO. S. C.

MAR 4 5 06 PM '77

LOUIS S. TANKERSLEY  
R.M.C.

RECORDED PAGE 07

**ASSIGNMENT OF LEASE**

**KNOW ALL MEN BY THESE PRESENTS:** That  
COBAL GARAGE, INC., a New York corporation, having an office at  
1841 Broadway, New York, New York,

Assignor, in consideration of One (\$1.00) Dollar, paid by EMIGRANT SAVINGS BANK, a  
domestic banking corporation having its principal office at 5 East 42nd Street, Borough of  
Manhattan, City, County and State of New York, Assignee, and in order to induce the said  
Assignee to advance to the Assignor the sum of \$ 1,325,000.00 , payment  
thereof to be secured by the bond or note and mortgage of said Assignor, which mortgage  
covers premises located at Haywood Howell Road 330' No. of Old Spartanburg  
Road, Greenville, So. Carolina,

, and more particularly described in said mortgage,  
the Assignor hereby assigns to the Assignee lease made by Cobal Garage, Inc.,  
1841 Broadway, New York, New York,

, as Landlord, and  
The Great Atlantic and Pacific Tea Company, a Maryland corporation, ,  
as Tenant, dated March 17, 1977, covering said premises, together  
with the premises therein described, and the buildings thereon, with the appurtenances.

The terms, lease, bond, note and mortgage shall include all modifications,  
renewals and extensions thereof.

**TO HAVE AND TO HOLD** the lease to the Assignee, and its assigns, from  
this 17th day of March, 1977, for and during the rest of  
the term of said lease, subject to the covenants, conditions and provisions therein contained.

This assignment is given as collateral security for the performance of the  
terms of said bond or note and mortgage, and if, as and when all the terms, covenants and  
conditions of said bond or note and mortgage are duly performed, this assignment shall be of  
no further force and effect. The Assignee covenants that it will not exercise its rights  
under this Assignment unless and until there is a default in the terms, covenants or  
conditions of said bond or note and mortgage.

4328 RI-2

2900