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Record and return to:  
ROSE, POLEY, BROMLEY & LANDERS  
35 Essex Street  
Hackensack, New Jersey 07601

Prepared by:  
M. ROBERT POLEY, ESQ.

ASSIGNMENT OF LEASES

ASSIGNMENT made as of the first day of January, 1977 by BELL TOWER PROPERTIES, INC. (formerly known as Bell Tower Shopping Center of Greenville, Inc.), a South Carolina corporation with its principal business office at 235 Moore Street, Hackensack, New Jersey, hereinafter referred to as "Assignor" to 10th CAROLINA REALTY ASSOCIATES, a Limited Partnership formed under the laws of the State of New Jersey with its principal place of business at 35 Essex Street, Hackensack, New Jersey, hereinafter referred to as "Assignee".

In consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, the Assignor hereby assigns, transfers and sets over to the Assignee all of its right, title and interest in and to all leases, including modifications and amendments thereof, pertaining to all of the tenants which occupy a portion of the premises commonly known as the Bell Tower Shopping Center, western side of Church Street in the City of Greenville, County of Greenville and State of South Carolina, which premises are more particularly described on Schedule "A" which is annexed hereto and made a part hereof.

Together with all of the Assignor's right, title and interest in and to all of the security deposits made by such tenants.

Together with all of Assignor's right, title and interest in and to all advance rent and additional rent and any and all other payments made by tenants for any period of time subsequent to the date hereof.

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