FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA X

COUNTY OF GREENVILLE X

ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation, does hereby set over and assign unto Fidelity Federal Savings and Loan Association, as additional security for a loan made to it by Fidelity Federal Savings and Loan Association in the amount of $850,000.00 that certain lease from Assignors "herein to Accessories Unlimited, Inc., dated the _____ day of June, 1977."

PROVIDED, HOWEVER, that unless and until there shall be a default in any of the terms of the note or the mortgage securing it, Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation, shall collect all rents accuring under said lease.

It is understood and agreed that said Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation, shall not alter, amend, rescind or in any manner change or affect the terms of said Lease without the written consent of Fidelity Federal Savings and Loan Association.

IN WITNESS WHEREOF, Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation, has hereunto set its hand and caused its corporate seal to be affixed by its President and Secretary, this 28 day of July, 1977.

IN THE PRESENCE OF:

THREATT-MAXWELL ENTERPRISES, INC.
A South Carolina Corporation

By: _____

STATE OF SOUTH CAROLINA X

COUNTY OF GREENVILLE X

PROBATE

PERSONALLY Appeared the undersigned and made oath that he saw the above-named Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation, by its President and Secretary, sign, seal and as its act and deed deliver the foregoing Assignment and that he, with the other subscribing witness witnessed the execution thereof.

SWORN to before me
this 26th day of
July, 1977

_____ (L.S.)
Notary Public for South Carolina
My Commission Expires:

RECORDED AUG 12 1977 At 3:59 P.M. 18889

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