

THIS ASSIGNMENT, made as of the 15<sup>th</sup> day of December, 1977, by JAMES RIVER REALTY CORPORATION, a Maryland corporation, (hereinafter called "Assignor").

W I T N E S S E T H:

THAT Assignor does hereby assign, transfer and set over unto TRUST COMPANY BANK, a Georgia banking corporation, (hereinafter called "Assignee"), all its right, title and interest in and to that certain Lease from Assignor to CROWN CENTRAL PETROLEUM CORPORATION, a Maryland corporation, (hereinafter called "Crown"), dated the 1st day of December, 1977, and covering property lying in Greenville County, State of South Carolina, and more particularly described in said Lease, and particularly all of the payments, income and monies accruing to the Assignor thereunder, and the Assignor does hereby authorize and direct that all monies payable by Crown, its successors and assigns, to Assignor pursuant to said Lease shall be paid to the Assignee and does hereby authorize the Assignee to give sufficient receipt in its name or on its behalf for all such payments.

AND the Assignor does hereby constitute and appoint the Assignee, its true and lawful irrevocable attorney, with full power of substitution and revocation, (i) to enforce, in the name of the Assignor or its own name, on behalf of and at the cost and expense of the Assignor, the performance by Crown of any and all covenants on the part of Crown to be performed which are contained in said Lease, (ii) to perform, on behalf and at the cost and expense of the Assignor, any and all covenants on the part of the Assignor to be performed which are contained in said Lease, and (iii) to do all such acts and

810

4328 RV-2