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STATE OF SOUTH CAROLINA

ASSIGNMENT OF LESSEE'S INTEREST IN LEASE

COUNTY OF GREENVILLE

THIS ASSIGNMENT given by CARD-TILE, LTD., a South Carolina corporation, hereinafter referred to as "Borrower", to First National Bank of South Carolina, hereinafter referred to as "Lender", this 1st day of May, 1980,

## WITNESSETH:

WHEREAS, Borrower is indebted to Lender as evidenced by Borrower's promissory Note (the "Note") of even date herewith; and

WHEREAS, Borrower is the Lessee of certain space at Mero-Van Office and Warehouse Park, located at the intersection of Woodruff Road and I-385 in the County of Greenville, State of South Carolina, more particularly described in that certain Lease Agreement between Thomas C. Meredith, Jr., George William Rogers and Carl H. Vanvick, as Lessors, and Borrower, as Lessee, dated May 1, 1980; and

WHEREAS, the Borrower desires to assign its interest in the aforesaid Lease to Lender as additional security for the aforesaid loan;

NOW, THEREFORE, for and in consideration of the sum of One and no/100 (\$1.00) Dollar paid by Lender to Borrower, and as collateral security for the payment of all obligations of Borrower to Lender, Borrower does hereby assign, transfer and set over unto Lender all of its right, title and interest, legal and equitable, as Lessee under the aforesaid Lease, together with all rights, privileges, benefits and appurtenances incidental thereto. TO HAVE AND TO HOLD unto Lender until all obligations of Borrower to Lender are paid in full.

Notwithstanding the foregoing terms and provisions, Borrower may possess and enjoy the leased premises in accordance with the terms of the Lease without interruption or intervention by Lender so long as there is no default by Borrower under the Note referred to hereinabove or any other document given by Borrower in connection with the loan and Borrower faithfully abides by, performs and dischargeseach and every obligation as Lessee under the Lease. It is understood and agreed that any default by the Borrower under the Lease shall constitute an act of default under the Note entitling Lender to exercise all rights and remedies for collection available to it.

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