

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
ASSIGNMENT OF LEASE

U.S.C.  
JAN 2 09 PM '82  
WILKINSON  
WILKINSON

This Assignment of Lease entered into as of this 8th day of January, 1982, by and between ROBERT C. JONES and GLORIA U. JONES (hereinafter referred to as "Borrower") party of the first part; and CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION (hereinafter referred to as "SBA/"Bank", as the case may be) party of the second part; witnesseth that:

WHEREAS, BY Lease dated the 8th day of January, 1982, replacing and cancelling in its entirety lease dated August 10, 1981, Bob Jones Company, Inc. leased from Borrower, the premises briefly described as: 35,000 Square Feet of Warehouse and Office Space; Northwood Industrial Park, Greenville County, South Carolina and more particularly described on Exhibit A attached hereto, such lease being more particularly described in Memorandum of Lease, recorded herewith in the Office of the RMC for Greenville County, South Carolina in Deed Book 1164 at Page 658.

WHEREAS, SBA/Bank has agreed to make a loan in the amount of \$290,000.00 to the Borrower, one of the conditions of which requires that the party of the first part assign its rights, title and interest in said Lease, with the right to reassign same, as additional security for said Loan;

NOW, THEREFORE, for and in consideration of the making of a loan by SBA/Bank to Borrower, Borrower does hereby assign, transfer and set over unto the SBA/Bank, with the right to reassign, all of its rights, title and interest in and to the Lease and in and to the demised premises; it being nevertheless expressly understood and agreed that this Assignment of Lease is made by the party of the first part of the SBA/Bank upon the following terms, covenants, limitations, and conditions:

1. Borrower shall retain possession of the leased premises in accordance with the terms and conditions of the Lease so long as no default is made in the payments of the Note or in any agreement evidencing said Loan.

GCTC --- 1 MR3082 1090

5.0001

1982

4328 RV-2