STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Gabrel Properties, a South Carolina general partnership, consisting of Sayge H. Anthony, J. Haskell Brown, W.R. Griffin, Wesley W. Lawton, Jr., and Wade R. Rowland, hereinafter referred to as "Owner", is the present owner in fee simple of the following described real property located in Greenville County, South Carolina, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 1 on plat of Memorial Medical Park, prepared by W. R. Williams, Jr., dated May 23, 1977 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 100, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Simpson Street at the joint front corner of the premises herein described and property now or formerly of Crestview, Inc. and running thence with the line of property now or formerly of Crestview, Inc. S. 34-22 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 N. 55-50 W. 160 feet to an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 1 and 2; thence with the eastern side of Memorial Medical Drive the following courses and distances: N. 34-22 E. 135 feet to an iron pin; N. 79-16 E. 35.4 feet to an iron pin on the southern side of Simpson Street; thence with the southern side of Simpson Street S. 55-50 E. 135 feet to the point of beginning.

and;

WHEREAS, Provident Life and Accident Insurance Company, a Tennessee corporation, hereinafter sometimes referred to as Mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of TWO HUNDRED SEVENTY-FIVE THOUSAND and NO/100 ($275,000.00) DOLLARS, and;

WHEREAS, all of said mortgaged premises have been leased and demised to Internist Associates, P.A. under Lease dated February 1, 1981, and;

WHEREAS, Provident Life and Accident Insurance Company, as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for said mortgage loan.