

TRANSFER AND ASSIGNMENT OF
LESSOR'S INTEREST IN LEASE

STATE OF GEORGIA
COUNTY OF FULTON

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and of other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Investors Financial Corporation, a Georgia corporation (hereinafter referred to as "Assignor"), the "Lender" in that certain Assignment of Lessor's Interest in Lease made by ONE THIRTY FIVE SOUTH MAIN STREET ASSOCIATES, LTD., a Georgia limited partnership having as its sole general partner Jay Alan Sekulow in favor of Assignor, dated November 17, 1983, and recorded in Deed Book 1202, Page 29, RMC office of Greenville County, South Carolina (hereinafter referred to as the "Lease"), having sold the loan secured by the Lease to Southeast Federal Savings and Loan Association, a federally chartered savings and loan association (hereinafter referred to as "Assignee"), does hereby transfer, set-over, assign, grant and convey to Assignee, without recourse, representation or warranty, either expressed or implied, all of Assignor's right, title, and interest in and to the Lease and in and to the property described therein and the interest conveyed thereby, together with all rights, power and privileges conferred by the Lease upon Assignor as "Lender" therein and does hereby authorize Assignee to exercise said rights, powers, and privileges in as full a manner as Assignor is authorized to exercise the same.

This Transfer and Assignment shall be binding upon Assignor, its successors, legal representatives, and assigns, and shall inure to the benefit of Assignee, its successors, legal representatives and assigns.

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