

STATE OF SOUTH CAROLINA ) 1984 ASSIGNMENT OF LEASES  
COUNTY OF GREENVILLE ) RENTS AND PROFITS

THIS ASSIGNMENT made this 4th day of April, 1984, by and between St. Francis Community Medical Office Building Corporation (the "Borrower"), St. Francis Community Medical Office Building Associates, a limited partnership (the "Partnership") (the Borrower and Partnership hereinafter from time to time collectively called "Assignors"), and Bankers Trust of South Carolina, a state banking association, (hereinafter called "Assignee").

W I T N E S S E T H:

For value received and as security for the loan hereinafter mentioned, the Assignors hereby sell, transfer and assign unto the Assignee, its successors and assigns, all the right, title and interest of the Assignors in and to the rents, issues, profits, revenues, royalties, rights and benefits, from the property described on Exhibit A, attached hereto and made a part hereof.

And to that end, Assignors hereby assign unto Assignee, its successors and assigns as registered holders of the Bonds (defined below), all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, whether written or verbal, including, but not limited to, all Tenant leases and that certain lease agreement between Assignor and St. Francis Community Medical Office Building Associates dated as of the date hereof.

In addition, Assignors agree to establish the Interest Reserve, as defined in the certain leases entered into by and between the Partnership and individual tenants (the "Leases"), agree to maintain the Interest Reserve in accordance with the Leases and specifically assign said Interest Reserve to Lender in accordance with the terms herein. Assignors agree that failure to maintain the Interest Reserve in accordance with the Leases shall be a default under the Bond, as defined herein.

And Assignors do hereby authorize and empower Assignee, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and to apply them to the indebtedness secured hereby, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said Assignee, its successors and assigns, upon demand for payment thereof by said Assignee, its successors and

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