

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS LARRY S. RATNER and MARY T. RATNER, as Trustees of the Ratner Family Trust dated December 2, 1982, 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 tract of land located, lying and being in the County of Greenville, southeast of Simpsonville, in the State of South Carolina, being designated as COMMUNITY BANK TRACT (Plains Street Shopping Center), and having according to survey by Kermit T. Gould, SC R.L.S. dated May 2, 1984, the following metes and bounds:

Beginning at an iron pin on the joint property line between Janie D. Detreville and Plains Street Shopping Center, and running thence along this line S. 69-52 W. 239.52 feet to iron pin, thence continuing along same line S. 69-52 W. 6.75 feet to iron pin, corner and point on right of way of S. C. Frontage Road; thence along R/W as line N. 5-43 W. 50 feet to iron pin; thence N. 10-07 E. 136.95 feet to iron pin; thence N. 4-42 E. 32.8 feet to iron pin; thence N. 39-21 E. 39.99 feet to iron pin; thence along right of way of Plains Street N. 76-40 E. 13.48 feet to iron pin; thence N. 68-42 E. 56.1 feet to iron pin; thence N. 57-12 E. 25.12 feet to iron pin; thence N. 49-14 E. 4.88 feet to iron pin; thence S. 24-45 E. 224.1 feet to iron pin the point of beginning and containing 0.92+ acre.

and:

WHEREAS, Provident National Assurance Company, a corporation of the State of Tennessee, 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 Five Hundred Thousand & no/100----- Dollars (\$ 500,000.00 ), and

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to COMMUNITY BANK under lease dated August 1, 1980 hereinafter referred to as the "lease", and

WHEREAS, Provident National Assurance 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.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1 00) Dollar paid by Provident National Assurance Company to owner, the receipt whereof is hereby acknowledged by

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