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South Carolina

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

THIS ASSIGNMENT OF LESSOR'S INTEREST IN LEASES ("Assignment"), made as of the 30th day of AUGUST, 1984, by EVANS PRODUCTS COMPANY, a corporation duly organized and validly existing under the laws of the State of Delaware and having its chief executive office 6917 Collins Avenue, Miami Beach, Florida 33141 ("Assignor"), and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, having its principal office at 555 California Street, San Francisco, California 94104 ("Assignee"), as agent under the Collateral and Security Agreement (hereinafter described) for the lenders listed in Exhibit A hereto (the "Lenders"), with full power and authority pursuant to said Collateral and Security Agreement, as amended, to act under this Assignment on behalf of the Lenders,

W I T N E S S E T H:

Recitals

A. Collateral and Security Agreement. Assignor and Assignee have entered into a Collateral and Security Agreement, dated as of December 1, 1982 (herein, as amended by First Amendment to Collateral and Security Agreement dated as of December 16, 1982 by and between Assignor and Assignee, and as it may otherwise be from time to time amended or supplemented, referred to as the "Collateral Agreement"), providing for Assignor to grant to Assignee, as agent for the Lenders, a security interest, lien or mortgage on certain property of Assignor, including all of Assignor's estate, right, title and interest, as lessor, sublessor or sublicensor, in and to all leases, subleases or sublicenses now or hereafter demising or sublicensing all property described in Exhibit B.

B. Secured Obligations. The obligations secured by this Assignment consist at any time of:

- (i) all principal of and interest on the Loans (herein called the "Loans") made pursuant to, and all other obligations of Assignor arising under, that certain Consolidated, Amended and Restated Loan Agreement dated as of December 1, 1982 by and among Assignor, the lending institutions who are parties thereto and Agent for

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