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STATE OF SOUTH CAROLINA ) CO. S.C.  
COUNTY OF GREENVILLE ) ASSIGNMENT OF SUB-LEASE AGREEMENT  
DEC 28 4 28 PM '84

KNOW ALL MEN BY THESE PRESENTS, that H.K. Development Corp., a corporation existing under the laws of the State of South Carolina, in consideration of the sum of One Dollar (\$1.00) to it in hand paid at and before the sealing of these presents, the receipt of which is hereby acknowledged, has assigned, transferred and set over unto The South Carolina National Bank, Greenville, South Carolina, as Mortgagee under those certain Mortgage and Security Agreements (the "Mortgages") dated as of April 17, 1980, June 1, 1983, and December 1, 1984 between Greenville County, South Carolina as Mortgagor and The South Carolina National Bank, and its successors and assigns:

All of the right, title and interest of H.K. Development Corp. in and to a certain Sub-Lease Agreement dated as of December 1, 1984, between H.K. Development Corp. as Sub-Lessor and Carolina Creations, Inc. as Sub-Lessee.

The assignment is made for the purpose of securing the payment of all sums due to The South Carolina National Bank under the \$1,000,000 Greenville County, South Carolina Industrial Revenue Bond 1984 (H.K. Development Corp. Project) (the "Bond"). The property has been leased to H.K. Development Corp. by Greenville County, South Carolina under a Lease Agreement dated April 17, 1980 (the "Lease"), as amended and recorded in the RMC Office for Greenville County, South Carolina. The Lease has been assigned to The South Carolina National Bank under an Assignment of Lease Agreement dated April 17, 1980, recorded in the said RMC Office.

The parties agree that the pledge and assignment made hereby will not subject The South Carolina National Bank to or transfer or pass or in any way affect or modify any obligation of H.K. Development Corp. under the Sub-Lease

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