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OLLIE F. WORTH
REC.

BOOK 785 PAGE 425

STATE OF SOUTH CAROLINA) ASSIGNMENT OF LEASES AND CONDITIONAL
) ASSIGNMENT OF RENTALS
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that we the undersigned,
William A. Lynch and Ruth H. Lynch, do hereby assign, set over and transfer
unto the First Federal Savings and Loan Association of Greenville, South Carolina,
as additional security for a certain note and mortgage executed on this date by
the assignors to the assignee in the sum of Eighteen Thousand and No/100 -
(\$ 18,000.00) Dollars, those certain leases executed by us as lessors to Crown
Central Petroleum Corporation (hereinafter referred to as Crown) which are
recorded in the R. M. C. Office for Greenville County in Deed Vol. 524 at
Page 197 and Deed Vol. 476 at Page 199 as amended by Supplemental Agreement
recorded in Deed Vol. 735, at Page 477, which leases are hereto attached.

It is understood and agreed that the assignors will continue to collect all
rentals due under the leases aforementioned unless and until a default occurs under
the terms and conditions of said note and mortgage.

It is further understood and agreed that should a default occur under the
terms and conditions of said note and mortgage, we do hereby assign to the assignee
all rentals due to us under said leases, said assignment continuing until such default
is corrected or until said note and mortgage shall be paid in full. Upon such default
and the enforcement by the assignee of this Conditional Assignment of Rentals, the
First Federal Savings and Loan Association of Greenville, South Carolina shall
notify Crown by registered mail, return receipt requested, that a default has
occurred and that all rentals due subsequent to the receipt by Crown of such notice
be made to the assignee hereunder. Any payments made by Crown to the assignee
subsequent to any default, but prior to the written notice thereof by the assignee,
shall be without liability by Crown to the assignee.

It is further understood and agreed that in the event notice shall be given
by the assignee to Crown that any rentals due by Crown under said leases are to be

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