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STATE OF SOUTH CAROLINA )

ASSIGNMENT OF LEASE, RENTS AND PROFITS

COUNTY OF GREENVILLE )

THIS ASSIGNMENT OF LEASE, RENTS AND PROFITS, is made and entered into this \_24# day of July, 1984 by JES Properties Limited Partnership, a South Carolina Limited Partnership (hereinafter referred to as "Assignor") and First National Bank of South Carolina (hereinafter referred to as "Assignee").

## WITNESSETH:

- 1. ASSIGNMENT. FOR VALUE RECEIVED, Assignor hereby sells, transfers, sets over and assigns to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to that certain Lease entered into between Assignor, as Lessor, and Patewood Office Investors, a Joint Venture, as Tenant, (a Memorandum of said Lease being recorded in the R.M.C. Office for Greenville County in Deed Book /\(\lambda\)!4 at Page \(\frac{496}{96}\)) and to the rents, issues, profits, revenues, royalties, rights and benefits now and hereafter derived therefrom.
- 2. REPRESENTATIONS AND WARRANTIES OF ASSIGNOR. Assignor makes the following representations and warranties to Assignee, each and all of which shall survive the execution of this Agreement:
- 2.1. Assignor has submitted to Assignee a true copy of said Lease, together with a copy of the survey of the leasehold premises.
- 2.2. Assignor shall comply with all other terms of the mortgage, original loan commitment, and Agreement to Subordinate Mortgage between Assignor and Assignee.
- 3. <u>COVENANTS OF THE ASSIGNOR</u>. Assignor hereby covenants with Assignee as follows:

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