

and ending August 14, 1976; and,

WHEREAS, Peoples National Bank of Greenville as a condition to making said Mortgage Loan has required as additional security for said loan a conditional assignment of the OWNER'S interest in said Lease.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the foregoing and of the sum of One and No/100 (\$1.00) Dollar paid by the said Peoples National Bank of Greenville to the OWNER, the receipt whereof is hereby acknowledged, the said OWNER hereby assigns, transfers, and sets over unto Peoples National Bank of Greenville the said lease with all amendments and additions thereto as additional security; and for the consideration aforesaid the OWNER hereby covenants and agrees to and with Peoples National Bank of Greenville that it will not, without the written consent of Peoples National Bank of Greenville,

- (a) Cancel said Lease or accept surrender thereof unless the OWNER and the lessee shall execute a new lease which shall go into effect prior to or simultaneously with said cancellation and surrender, said new Lease to provide for a rental not less than the rent payable under the cancelled Lease and which shall not diminish the tenants' obligations to pay taxes and insurance to the extent that such obligations may exist under the cancelled Lease, and which new Lease shall run to a date which shall not be prior to the expiration of the said cancelled Lease. The OWNER covenants and agrees to assign said new Lease to Peoples National Bank of Greenville in the same form and manner as it assigned the said cancelled Lease.

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