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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) CONDITIONAL ASSIGNMENT OF LEASE

WHEREAS, Law Building, Inc., hereinafter referred to as "OWNER", is the present owner in fee simple of real property located in the City of Greenville, County of Greenville, State of South Carolina, being more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, Citizens Federal Savings and Loan Association, Clinton, South Carolina, hereinafter referred to as "MORTGAGEE", is about to become the owner of a mortgage loan to OWNER in the amount of Two Hundred Thirty-five Thousand and No/100 (\$235,000.00) Dollars evidenced by a promissory note and secured by a first mortgage executed by OWNER covering said property; and

WHEREAS, said property has been demised to Haynsworth, Perry, Bryant, Marion & Johnstone, a partnership engaged in the practice of law, under a lease dated March 20, 1975, for a term of twenty (20) years, beginning April 1, 1975, (which lease is unrecorded), hereinafter referred to as "lease"; and

WHEREAS, Citizens Federal Savings and Loan Association, as a condition to acquiring said mortgage loan has required as additional security for said loan a conditional assignment of OWNER'S interest in said lease.

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