

GREENVILLE
S.C.
JAN 16 1984

ASSIGNMENT OF LEASE

R.H.L. WILEY

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, SEVEN OAKS SHOPPING CENTER, INC., whose address is Post Office Drawer 2567, Greenville, S. C. 29602 hereinafter referred to as "Owner", is the present owner of a leasehold estate in the property briefly described as: approximately 6-1/2 acres on the East side of Grove Road, in the County of Greenville, State of South Carolina.

WHEREAS, SOUTHERN BANK AND TRUST COMPANY, a South Carolina banking corporation, having its principal office in the City of Greenville, South Carolina, hereinafter referred to as "Southern Bank", is about to become the owner and holder of a first mortgage covering said property, which mortgage secures a note evidencing the principal indebtedness of One Million and No/100 (\$1,000,000.00) Dollars, and

WHEREAS, a portion of the said mortgaged premises has been demised to WINN-DIXIE GREENVILLE, INC., hereafter referred to as "Lessee", under lease dated November 11, 1983, hereinafter referred to as the "Lease", and

WHEREAS, Southern Bank as a condition to making the loan secured by said mortgage, has required an assignment of the said Lease as additional security for said loan and for the performance by Owner of each and all of Owner's obligations, covenants, promises and agreements as set forth in said mortgage, in this Assignment, and in any other instrument securing said loan.

NOW THEREFORE, in consideration of Southern Bank making said loan, Owner hereby grants, assigns, transfers and sets over unto Southern Bank the said lease, and for the consideration aforesaid Owner hereby covenants and agrees with Southern Bank that Owner will not, without the written consent of Southern Bank first had and obtained: