

COLLATERAL ASSIGNMENT OF LEASE

This Agreement, entered into this 13th day of April, 1984, between CP Enterprises, a South Carolina limited partnership (hereinafter together referred to as Owner), and First National Bank of South Carolina, a South Carolina corporation (hereinafter referred to as Assignee).

WITNESSETH:

FOR VALUE RECEIVED, and as additional security for the indebtedness hereinafter mentioned, the Owner hereby assigns, sets over, transfers and conveys unto the Assignee, all the right, title and interest of the Owner in and to the rents, issues, profits, revenues, royalties, rights and benefits, hereinafter referred to as "rents", which Owner may now or in the future be entitled to receive from the property described in Exhibit A attached hereto and made a part hereof, including without limitation all rents from that certain Lease between Owner and International Business Machines Corporation, dated August 23, 1983, and all extensions, amendments and renewals thereof, or any other lease affecting any portion of the property now or at any time in the future, so long as any portion of the indebtedness remains outstanding.

The term of this Assignment shall be until that certain Note for the sum of Three Hundred Eighty-Four Thousand and No/100 Dollars (\$384,000.00), and the accompanying Mortgage hereinafter called "Mortgage", made, executed and delivered by Owner to Assignee, covering the buildings, improvements and other property used with or situated on the above described land, shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this Assignment is to be fully satisfied, cancelled, and released, and the satisfaction of said Mortgage shall constitute a release hereof.

And to that end the Owner hereby further assigns, sets over, transfers and conveys unto the said Assignee all leases of said premises, including guaranties thereof, now made, executed or