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GREENVILLE, CO. S.C.

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GENERAL COLLATERAL ASSIGNMENT OF  
LEAS.

LESSOR'S INTEREST IN LEASES

THIS ASSIGNMENT, made this 5<sup>th</sup> day of December, 1973,  
by BRENT CORPORATION, a corporation organized and existing under  
the laws of the State of South Carolina (herein called "Borrower")  
to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH  
CAROLINA (herein called "Lender"),

W I T N E S S E T H:

FOR VALUE RECEIVED, Borrower hereby grants, transfers and  
assigns to Lender, its successors and assigns, all of the right,  
title and interest of Borrower in and to that certain Lease or  
those certain Leases, with modifications, if any, described in  
Schedule A hereof, covering premises (herein called "Premises")  
briefly described as:

ALL that tract or parcel of land located on the  
eastern side of North Pleasantburg Drive, in the  
City of Greenville, South Carolina, with improvements  
thereon, known as "Northpointe Center", which property  
is more particularly described in a Mortgage granted  
by Borrower to Lender dated December 13, 1972, recorded  
in Mortgage Book 1260 at Page 278,

together with any extensions of any thereof and any guarantees  
of the Lessee's obligations under any thereof (each of said  
leases, together with all such guarantees, modifications and  
extensions, being hereafter collectively referred to as "the  
Lease"), for the purpose of securing (a) payment of all sums  
now or at any time hereafter due Lender and secured by the afore-  
said Mortgage, together with any renewals or extensions thereof  
and any future advances made thereunder to the extent permitted  
under South Carolina law, and (b) performance and discharge of  
each obligation, covenant and agreement of Borrower contained  
herein or contained in the Mortgage or note secured thereby.

Lender agrees that:

A. So long as there shall exist no event of default, as  
hereinafter defined, on the part of Borrower, Borrower shall  
have the right to collect, but not more than thirty (30) days  
prior to accrual, all rents, issues and profits from the Premises  
and to retain, use and enjoy the same.

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