

STATE OF SOUTH CAROLINA) AMENDMENT OF ASSIGNMENT OF LESSOR'S
COUNTY OF GREENVILLE) INTEREST IN LEASE

WHEREAS, Dan E. Bruce, Thomas S. Bruce and James E. Jones, Jr., d/b/a Diran Executive Plaza (hereinafter referred to as "Owner") did execute and deliver to New York Life Insurance Company, a corporation organized under the laws of the State of New York and having its principal place of business at 51 Madison Avenue, New York, New York 10010 (hereinafter referred to as "Mortgagee"), a document entitled Assignment of Lessor's Interest In Lease, dated September 30, 1975, pursuant to which Owner assigned to Mortgagee all the right, title and interest of Owner in, under or by virtue of certain Lease Agreements listed in the Assignment, being recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1025, at Page 27, and

WHEREAS, the Leases assigned under and by virtue of the foregoing Assignment serve as security for the payment of principal and interest provided to be paid by Owners' Mortgage Note, dated August 29, 1974, which is secured by a Mortgage of Real Estate executed by Owner to Bankers Trust of South Carolina, N. A., dated August 29, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Real Estate Mortgage Book 1321, at Pages 189-197 inclusive, which Mortgage has been assigned to the Mortgagee, and

WHEREAS, the Mortgage of Real Estate and Mortgage Note which it secures has been subsequently amended and modified and Owner has agreed to assign to Mortgagee all the right, title and interest of Owner under and by virtue of certain additional Lease Agreements as security for the amounts due thereunder,

NOW, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the advance by Mortgagee to Owner of the additional sum of \$225,000.00 under the Mortgage Note dated August 29, 1974, and in order to reflect the amendment and modification of the original Mortgage Note and Mortgage of Real Estate, the Owner does hereby amend and modify the Assignment of Lessor's Interest in Lease, dated September 30, 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1025, at Page 27, in the following particulars:

(1) The Assignor, herein referred to as "Owner", shall be Dan E. Bruce, Thomas S. Bruce and James E. Jones, Jr., Individually and as General Partners of Diran Executive Plaza, a South Carolina Limited Partnership.

(2) The Owner hereby assigns unto New York Life Insurance Company, as Mortgagee, all the right, title and interest of Owner in, under and by virtue of the following described Lease or Leases, and all extensions, renewals, modifications or replacements thereof, and any and all guaranties of the Lessee's obligations under any provisions thereof and under any and all extensions and renewals thereof:

<u>Name of Lessee</u>	<u>Date of Lease</u>
Diran Corp.	September 1, 1975
Universal Product Dollars	August 1, 1975
Metropolitan Life Insurance Company	October 7, 1975
Eddie Mason	February 7, 1976
P. L. Bruce Company	May 21, 1976
Jefferson Standard Life Insurance Company	May 14, 1976

(3) The Leases covered by the Assignment shall serve as security for the payment of the principal and interest provided to be paid in or by Owner's Mortgage Note dated August 29, 1974, and for the performance of the agreements of Owner contained in the Mortgage of Real Estate made by Owner to Bankers Trust of South Carolina, N. A., by Mortgage of Real Estate dated August 29, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Real Estate Mortgage Book 1321, at Pages 189-197 inclusive, said Mortgage of Real

0460

4328 RV-2