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W. W. S. TANKERSLEY
A. H. C.

ASSIGNMENT OF LEASE

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This Assignment of Lease entered into as of this 28th. day of
1976 October, 1976, by and between Sidney M. Freeman DBA
The Wayside Shop, Inc.

(hereinafter referred to as "Borrower") party of the first part; and
James M. Gilfillin (hereinafter referred to as "SBA"/~~XXXX~~,
as the case may be) party of the second part; witnesseth that:

WHEREAS, by Lease dated the 15th. day of September, 1976,
recorded 10/28/76 in Greenville County Records, Book 1045, Page 282-4,
leased unto Borrower, the premises briefly
described as: #217-219 E. Washington Street, Greenville, South Carolina
building premises.

WHEREAS, SBA/~~XXXX~~ has agreed to make a loan in the amount of \$ 40,000.00
to the Borrower, one of the conditions of which requires that the party of the
first part assign its rights, title and interest in said Lease, with the right to
reassign same, as additional security for said Loan;

NOW, THEREFORE, for and in consideration of the making of a Loan by
SBA/~~XXXX~~ to Borrower, Borrower does hereby assign, transfer and set over unto the
SBA/~~XXXX~~, with the right to reassign, all of its rights, title and interest in and
to the Lease and in and to the demised premises; it being nevertheless expressly
understood and agreed that this Assignment of Lease is made by the party of the
first part to the SBA/~~XXXX~~ upon the following terms, covenants, limitations, an
conditions:

1. Borrower shall retain possession of the leased premises in accordance with the terms and conditions of the Lease so long as no default is made in the payments of the Note or in any agreement evidencing said Loan.
2. If default be made by the Borrower in the payment or performance of the Loan, then SBA/~~XXXX~~ shall have the option of taking over the leased premises, provided, however, that in the event SBA/~~XXXX~~ elects to exercise said option of taking over the demised premises for the purpose of operating the same, written notice of its election so to do shall be mailed promptly by SBA/~~XXXX~~ to the Lessor. Upon the exercise of such option, the SBA/~~XXXX~~ shall be deemed to be substituted as the Lessee in said Lease in the place and instead of the Borrower, and shall be deemed to have assumed expressly all of the terms, covenants, and obligations of the Lease theretofore applicable to the party of the first part, and shall likewise be entitled to enjoy all of the rights and privileges granted to the Borrower under the terms and conditions of the Lease, with the right to reassign same.
3. It is understood and agreed that as long as the SBA/~~XXXX~~ shall not have exercised its option under the foregoing provisions hereof as to the leased premises, the SBA/~~XXXX~~ shall not be liable for rent or any obligation of the Borrower under and by virtue of or in connection with the Lease, and the Borrower shall remain liable for such rent and obligations.

IN WITNESS WHEREOF, Borrower has executed or caused to be executed this Agreement and Assignment of Lease and has affixed or caused to be affixed his seal.

x Jan F. Lindsay
x Leona F. McCraw

Sidney M. Freeman
(Borrower)
d/b/a The Wayside Shop, Inc.

CONSENT:
James M. Gilfillin
(Lessor)

(Acknowledgment, as required)

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