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STATE OF SOUTH CAROLINA RELC

ASSIGNMENT OF LEASE

COUNTY OF GREENVILLE

FOR VALUE RECEIVED, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, does hereby set over and assign unto Fidelity Federal Savings and Loan Association, as additional security for a loan made to it by Fidelity Federal Savings and Loan Association in the amount of Eight Hundred Fifty Thousand and No/100ths (\$850,000.00) Dollars, that certain Lease from Assignors herein to Village Greenery, Inc., dated September 30, 1976,

PROVIDED, HOWEVER, that unless and until there shall be a default in any of the terms of the note or the mortgage securing it, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, shall collect all rents accruing under said Lease.

It is understood and agreed that said Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, shall not alter, amend, rescind or in any manner change or affect the terms of said Lease without the written consent of Fidelity Federal Savings and Loan Association.

IN WITNESS WHEREOF, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, has hereunto set its hand and caused its corporate seal to be affixed by its President and Secretary, this the 22nd day of December, 1976.

THREATT-MAXWELL ENTERPRISES, INC., A SOUTH CAROLINA CORPORATION

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY OF

PROBATE

PERSONALLY appeared the undersigned and made oath that he saw the above-haned threatt-Maxwell Enterprises, Inc., a South Carolina corporation, by its President and Secretary, sign, seal and as its act and deed deliver the foregoing Assignment and that he, with the other subscribing witness witnessed the execution thereof.

SWORN to before me this

30 day of December, 1976.

My commission expires: 9/2/79

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