

1978 JUN 27

COLLATERAL ASSIGNMENT OF LEASES

GREENVILLE ASSOCIATES, LTD. TO
AETNA BUSINESS CREDIT, INC.
Greenville County, South Carolina

THIS COLLATERAL ASSIGNMENT OF LEASES made this 27th day of June, 1978, by GREENVILLE ASSOCIATES, LTD., a general partnership organized and existing under the laws of the State of Illinois, (hereinafter called "assignor") to AETNA BUSINESS CREDIT, INC., a New York corporation, with mailing address of P. O. Box 118, Hartford, Connecticut 06101 (hereinafter called "Assignee"):

W I T N E S S E T H:

Assignor, in consideration of the sum of Ten Dollars (\$10.00) cash, in hand paid and other good and valuable consideration paid by Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, CONVEY, ASSIGN, TRANSFER AND SET OVER unto Assignee, its successors and assigns, the following:

A. All rights, interest and estates of Assignor in, to and under the Lease and/or Rental Agreements and other instruments which may now or hereafter cover or affect a portion of the land described in Schedule A attached hereto and made a part hereof, or the improvements located thereon (hereinafter collectively referred to as the "Lease Agreements"); together with all renewals and extensions of such Lease Agreements and other instruments; and

B. All rents, rentals, fees, payments, and other sums of money that may now and at any time hereafter become due and payable to Assignor under the terms of the Lease Agreements and specifically including all security deposits, damage deposits, termination payments, and all other payments or charges of every kind and nature whatsoever payable to Assignor under the terms of the said Lease Agreements (all of the foregoing hereinafter collectively referred to as the "Lease Payments").

[Handwritten signature]

4328 RV-2

0106