

13. Upon satisfaction of all terms and conditions of the Mortgage, this Assignment shall be of no further force and effect.

14. Assignor irrevocably consents that the tenant under any leases or subleases now existing or hereinafter placed on the premises (hereinafter collectively referred to as "Subleases") upon demand and notice from Assignee of Assignor's default under the Mortgage shall pay said rents, income and profits under the Subleases to Assignee without liability to said tenant for the determination of the actual existence of any default claimed by Assignee.

15. Assignee shall have the right to assign Assignor's right, title and interest herein and in the Subleases to any subsequent holder of the Mortgage and in the event of default of Assignor under the Mortgage, Assignee may, at its option, cancel the Subleases. After Assignor shall have been barred and foreclosed of all right, title and interest in the premises, no assignee of Assignor's interest herein or in the Subleases shall be liable to account to Assignor for the rents, income and profits thereafter accruing.

16. Nothing herein contained shall be construed to bind Assignee to the performance of any of the terms and provisions contained in Subleases or otherwise to impose any obligation on Assignee, including, without limitation, any liability under the covenant of quiet enjoyment contained in Subleases in the event that the tenant shall have been joined as a party defendant in any action, and shall have been barred and foreclosed thereby of all right, title and interest in the premises.

IN WITNESS WHEREOF, this Assignment has been duly executed and sealed by Assignor.

Witnesses:

[Signature]
R. C. Aronson III

SPARTAN SELF STORAGE ASSOCIATES

By: *[Signature]* (SEAL)
L. A. Grier, Jr.

By: *[Signature]* (SEAL)
J. Tom Grier

By: *[Signature]* (SEAL)
W. Randolph Brown

By: *[Signature]* (SEAL)
L. Rowe Moody

Partners.

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within SPARTAN SELF STORAGE ASSOCIATES, by L. A. Grier, Jr., J. Tom Grier, W. Randolph Brown and L. Rowe Moody, its Partners,