STATE OF SOUTH CAROLINA

OF

COUNTY

COUNTY OF GREENVILLE COUNTY OF SPARTANBURG

GREENWOOD

CONDITIONAL ASSIGNMENT OF LESSEES' INTEREST IN LEASE

THIS CONDITIONAL ASSIGNMENT OF LEASE given by KEYBOARD MUSIC CENTER, INC., a South Carolina corporation, of Route 5, Highway 14 South, Greer, South Carolina 29651, and CLARENCE C. ANDERSON and MAXINE R. ANDERSON of 9 Terrapin Trail, Pebblecreek, Taylors, South Carolina 29687, as Assignors, to NORLIN INDUSTRIES, INC., a New Jersey corporation, of 707 Lake Cook Road, Deerfield, Illinois 60015, as Assignee.

## WITNESSETH:

WHEREAS, Assignors are the present owners as Tenants or Lessees of leasehold interests in certain real estate on which is located Keyboard Music Center store locations more fully described as follows:

- 1. Lease dated May 20th, 1979 between James W. Wilson, Jr., as Landlord, and Keyboard Music Center, Inc., as Tenant, covering a location in Cross Creek Mall shopping center, in the City of Greenwood, Greenwood County, South Carolina.
- 2. A sublease dated July 31, 1979 between Lowrey Mall Development, Inc., as Sublessor and Keyboard Music Center, Inc., as Sublessee, covering a location in the Greenville Mall shopping center, Greenville County, South Carolina, originally leased by Lowrey Mall Development, Inc., from Greenville Mall Partners, a Texas Partnership, under a Lease dated May 22, 1979.
- A Lease between Clarence C. Anderson and Maxine R. Anderson, as Lessees, and Arlen Management Corporation, as Lessor, covering a location in the Westgate Hall shopping center, Spartanburg County, South Carolina, dated May 4, 1977.
- 4. A sublease between Clarence C. Anderson and Maxine R. Anderson, as Sublessees, with Lowrey Mall Development, Inc., as Sublessor, dated March 17, 1976, covering a location at the McAlister Square shopping center, in Greenville County, South Carolina, which is the subject of a primary Lease between McAlister Development Company, a Limited Partnership, and Lowrey Mal Development, Inc., dated August 1, 1975.

WHEREAS, the Assignee has extended certain financing to the Assignors and said Leases or Subleases have become the subject of

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