

FILED
GREENVILLE CO. S. C.

OCT 12 4 35 PM '81

DONNIE STANKERSLEY
R.M.C.

BOOK 1156 PAGE 649

STATE OF SOUTH CAROLINA)
) CONDITIONAL
) ASSIGNMENT OF LEASE
COUNTY OF GREENVILLE)

WHEREAS, STEWART SQUARE, a General Partnership, hereinafter referred to as "Lessor", is the present owner of a leasehold estate in the property briefly described as:

ALL that certain piece, parcel or tract of land, located, lying and being in the State of South Carolina, County of Greenville, containing 8.89 acres, more or less, as shown on plat entitled "Property of Sandra S. Cisson", prepared by Gould & Associates, Surveyors, dated February 23, 1980, and being further described on Exhibit "A", attached hereto, incorporated herein by reference and made a part hereof.

AND WHEREAS, BI-LO, INC., and/or AHOLD nv, and/or AHOLD INTERNATIONAL (NEDERLANDSE ANTILLEN) N.V., and/or AHOLD FINANCIERINGSMAATSCHAPPIJ N.V., hereinafter referred to as "Lender", is about to make a loan to the Lessor in the amount of \$1,225,000.00, to be evidenced by a promissory note secured by a first mortgage to be executed by Lessor covering said property; and

WHEREAS, a portion of said property has been demised to Rite Aid of South Carolina, Inc., under written Lease dated June 23, 1981, for a term of ten (10) years; and

WHEREAS, a portion of said property has also been demised to Bi-Lo, Inc., under written Lease dated August 5, 1981, for a term of twenty (20) years; and

WHEREAS, Lender, as a condition to making said mortgage loan, has required as additional security for said loan a conditional assignment of Lessor's interest in said Tenant Leases;

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