STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CONDITIONAL ASSIGNMENT OF LEASE

THIS CONDITIONAL ASSIGNMENT OF LEASE made this the the total day of October, 1982, by and between Community Bank of Greenville, South Carolina, hereinafter referred to as "Mortgagee"; and William M. Rogers, Harry Stierwalt and Cary Masi, hereinafter referred to collectively as "Lessees"; and Walter W. Goldsmith and William R. Timmons, hereinafter referred to as "Lessors".

WHEREAS, Lessees are the present owners of a lease agreement of real property located in Greenville County, South Carolina, briefly described as follows:

ALL that certain building containing approximately 6,000 square feet in the County of Greenville, South Carolina, situate and being on the east side of Haywood Road, being more specifically, Lot #1 and Lot #3, as shown on attached sketch. Said Lot #1 has a frontage on Haywood Road of 122.3' and said Lot #3 has a frontage on Williamson Drive of 100'. All of the above being hereinafter referred to as the demised premises.

WHEREAS, Mortgagee is about to make a loan to Lessees and their respective wives in the sum of Fifty Six Thousand (\$56,000.00) Dollars as evidence by a promissory note executed by Lessees and their respective wives. As security for this loan, and as a condition required by Mortgagee, Lessees do hereby conditionally assign, transfer and set over unto Mortgagee that certain assignment of lease dated October [2], 1982 and duly recorded in the RMC Office for Greenville County on October ___, 1982 and all their rights thereunder, except as qualified herein. In addition, Lessees hereby covenant and agree to and with the Mortgagee that it will not, without the express written consent of Mortgagee for so long as said note is in existence,

- (a) Cancel said lease or enter into a new agreement with lessor.
- (b) Modify said lease, either orally or in writing so as to decrease the term of the lease, reduce the rent or diminsh the obligation of any parties to the lease.
 - (c) Surrender or abandon the premises
 - (d) Assign any of their interest in said lease.

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