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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CONDITIONAL ASSIGNMENT OF LEASE

WHEREAS, RIVERSIDE PARTNERS, a General Partnership, hereinafter referred to as "Lessor", is the present owner in fee simple of the property briefly described as:

ALL those certain condominium units located in Riverside Condominium Office Park Horizontal Property Regime, being known and designated as Units A, B, C, D, E and F, Building One, Phase One, as created by that certain Master Deed establishing Riverside Condominium Office Park Horizontal Property Regime, recorded in the Greenville County RMC Office in Deed Book 179 at Page 529.

AND WHEREAS, Bankers Trust of South Carolina, hereinafter referred to as "Lender", is about to make a loan to the Lessor in the amount of Four Hundred Ninety-Eight Thousand and No/100 (\$498,000.00) Dollars, to be evidenced by a promissory note secured by a first mortgage to be executed by Lessor covering said property; and

WHEREAS, said property has been demised to Puckett, Scheetz & Hagler, Inc., under written Lease dated December 24, 1982, for a primary term of ten (10) 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 Lease;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the foregoing and of the sum of One and No/100 (\$1.00) Dollar paid by Lender to Lessor, the receipt whereof is hereby acknowledged by Lessor, the said Lessor hereby assigns, transfers and sets over unto Lender said Lease as additional security; and for the consideration aforesaid, the Lessor hereby covenants and agrees to and with Lender that Lessor will not, without the written consent of Lender:

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