STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT is made this 29th day of September, 1978, by and between MAULDIN PLAZA, INC., a South Carolina corporation, Party of the First Part; and REAL ESTATE FUND INVEST-MENT TRUST, Party of the Second Part.

## WITNESSETH:

Agreement wherein certain of the assets of Mauldin Plaza, Inc. are being exchanged for shares of beneficial interest of the Party of the Second Part, the Party of the First Part does hereby transfer, convey, setover and assign without reservation to the Party of the Second Part, its successors and assigns, all of its right, title, interest and estate in and to any and all leases, whether in writing or not on the premises hereinafter described (see attached Exhibit A for legal description), which are now made or shall be hereinafter made and all amendments, modifications, renewals and additions thereto; and all rents, profits, revenues, rights and benefits thereto, specifically including the following leases:

- 1. A lease entered into on or about November 7, 1969 between Mauldin Plaza, Inc. as Lessor and Bi-Lo, Inc. as Lessee, recorded in Deed Book 895, Page 230, together with the first Amendment to Lease dated on or about April 1, 1970 and also the Second Amendment to Lease dated June 23, 1970; and also the Hold Harmless Agreement dated on or about June 23, 1970; together with all future amendments and modifications thereof.
- 2. A lease entered into on or about December 4, 1969 between Mauldin Plaza, Inc. as Lessor and Sky City Stores, Inc., Lessee; recorded in Deed Book 895, Page 227; together with the First Amendment thereto entered into on or about April 7, 1970; together with the Second Amendment thereto entered into on or about June 23, 1970; together with all future amendments and modifications thereof.

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