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GRAD SAMURS GOMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, STANART SQUARE, a General Partnership
of a leasehold estate
hereinafter referred to as "owner", is the present owner No Month of the following described real property
located in ______ Greenville ______ County, _____ South Carolina ______ to-wit:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, lying on and near the intersection of Brushy Creek Road and Owens Road, containing 9.90 acres, more or less, as shown on survey thereof entitled "Stewart Square", prepared by Dalton & Neves Company, Engineers, dated December, 1982, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern edge of the right-of-way of Owens Road at the joint front corner of the within tract and property belonging now or formerly to Sybil M. Stewart and running thence along the joint line of said tracts S. 85-37 E., 200.2 feet to an iron pin; thence N. 1-05 E., 159.1 feet to an iron pin in the line of property now or formerly of J. A. Stroud; thence S. 79-56 E., 431.13 feet to an iron pin in the line of property now or formerly of Sandra S. Cisson; thence along the joint line of said tracts S. 4-26 W., 420.0 feet to an iron pin; thence N. 79-05 E., 361.2 feet to an iron pin; thence S. 86-27 E., 32.44 feet to an iron pin in the line of property now or formerly of Lois Walker Roper; thence along the joint line of said tracts S. 68-45 W., 770.97 feet to an iron pin on the Northern edge of the right-of-way of Brushy Creek Road; thence along the edge of said right-of-way N. 44-01 W., 116.4 feet to an iron pin; thence N. 43-39 W., 155.88 feet to an iron pin at the intersection of the rights-of-way of Brushy Creek Road and Owens Road; thence along the Eastern edge of the right-of-way of Owens Road N. 4-28 W., 40.59 feet to an iron pin; thence along a curve to the left, the chord of which is N. 15-53 E., a distance of 57.31 feet to an iron pin; thence continuing along a curve to the left, the chord of which is N. 8-06 W., a distance of 55.17 feet to an iron pin; thence N. 19-06 W., 204.88 feet to an iron pin; thence along a curve to the right, the chord of which is N. 13-0 W., a distance of 59.78 feet to an iron pin and N. 0-41 E., 102.0 feet to an iron pin at the corner of the within tract and property belonging now or formerly to Sybil M. Stewart, the point and place of beginning.

WHEREAS, said Owner has demised portions of the above described property through sub-leases to the following tenants:

- (a) Gregory Laundry and Cleaners, Inc., dated January 19, 1982;
 (b) Romie L. Zimmerman and Terry M. Hopkins, d/b/a Caton's Hair Design, dated July 2, 1982;
 - (c) Florence Maree Nance, dated June 3, 1982;(d) Thoughts of You, Ltd., dated July 6, 1982;
 - (e) The Shoe Center, Inc., dated March 30, 1982;
 - (f) Bi-Lo, Inc., dated August 5, 1981; and
 - (g) Rite-Aid of South Carolina, Inc., dated June 23, 1981; and

WHEREAS, it is the intention of Stewart Square, a General Partnership, to assign any leases which it may execute for a portion of the above described property in the future.

National Assurance WHEREAS, Provident kincumb Assurance Company as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident Life and Acceptant Insurance Company to owner, the receipt whereof is