

FILED
GREENVILLE CO. S. C.

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ELIZABETH BIDDLE
ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Stanley G. Tate and Edward L. Denison, partners trading under the name of Investments Diversified, Ltd., whose address is North Miami, State of Florida, hereinafter referred to as "OWNER", is the present owner in fee simple of the property briefly described as:

Nineteen and 52/100 (19.52) acres of land, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, butting and bounding partly on the South side of U.S. Highway 29, West side of Chesterfield Street and East side of Middleton Drive.

AND WHEREAS, Monumental Life Insurance Company, a corporation of the State of Maryland and The Volunteer State Life Insurance Company, a corporation of the State of Tennessee, hereinafter referred to as "COMPANY", is about to become the owner and holder of a first mortgage executed by OWNER, covering the said property, which mortgage secures a note evidencing the principal indebtedness of One Million Eight Hundred Thousand and no/100 Dollars (\$1,800,000.00), and

WHEREAS a portion of or all said mortgaged premises has been demised to sundry lessees as set forth on the attached list designated Exhibit A, hereinafter referred to as "Lessee", under leases dated as shown on said Exhibit A hereinafter referred to as the "Lease", and

WHEREAS, 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 Dollar (\$1.00) paid by COMPANY to OWNER, the receipt whereof is hereby acknowledged by OWNER, OWNER hereby assigns, transfers and sets over unto COMPANY the said Lease, as additional security; and for the consideration aforesaid, OWNER hereby covenants and agrees to and with COMPANY that OWNER will not, without the written consent of COMPANY,

- (a) Cancel said Lease;
- (b) Accept a surrender thereof;

(Continued on next page)