

ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, LAND LEASE CORPORATION hereinafter referred to as "owner", is the present owner in fee simple of the following described real property located in Greenville County, South Carolina to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, containing 6.45 acres, more or less, being more particularly shown on a plat of the property of Land Lease Corp. by Campbell and Clarkson Surveyors, Inc., dated November 16, 1976, to be recorded in the Greenville County R.M.C. Office, as follows:

BEGINNING at an iron pin on the Southern side of Cedar Lane Road at the intersection of Clark Street and running along the right-of-way of Cedar Lane Road S. 56° 34' E. 586.92 feet; S. 58° 31' E. 102.71 feet and S. 62° 04' E. 75.63 feet, to an iron pin; thence S. 61° 24' W. 194.99 feet to an iron pin; thence S. 45° 51' E. 49.78 feet to an iron pin; thence N. 45° 59' W. 210.97 feet to an iron pin; thence S. 78° 32' W. 356.5 feet to an iron pin; thence N. 56° 25' W. 378.52 feet to an iron pin; thence along the right-of-way of Clark Street N. 33° 35' E. 455.0 feet to the beginning point. This is a portion of the property heretofore conveyed to the mortgagor by deed of Hughes Development Co., Inc., dated December 1, 1972, recorded in Deed Book 961, at Page 656 in the R.M.C. Office for Greenville County.

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and;

WHEREAS, Provident Life and Accident Insurance Company, a corporation of the State of Tennessee, hereinafter sometimes referred to as mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of Eight Hundred Ten Thousand and no/100ths Dollars (\$810,000.00), and

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to Tandy Corporation under lease dated June 21, 1976, hereinafter referred to as the "lease", and

WHEREAS, Provident Life and Accident Insurance 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 Accident Insurance Company to owner, the receipt whereof is

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