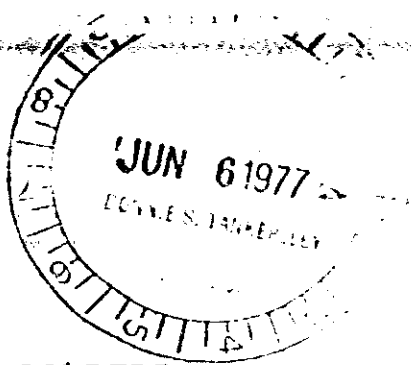


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Record and return to:
ROSE, POLEY, BROMLEY & LANDERS
35 Essex Street
Hackensack, New Jersey 07601

Prepared by:
M. ROBERT POLEY

ASSIGNMENT OF LEASE

ASSIGNMENT, made as of the first day of January, 1977 by BELL TOWER PROPERTIES, INC. (formerly known as Bell Tower Shopping Center of Greenville, Inc.), ("Assignor"), a South Carolina corporation with its principal business office located at 235 Moore Street, Hackensack, New Jersey to 10th ASSOCIATES CAROLINA REALTY, a Limited Partnership formed under the laws of the State of New Jersey with its principal place of business at 35 Essex Street, Hackensack, New Jersey, ("Assignee").

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In consideration of the sum of \$1.00 and other good and valuable consideration and in further consideration of the covenants contained herein, the Assignor hereby assigns, transfers and sets over unto the Assignee all of its right, title and interest in and to that certain Agreement of Lease by and between U.S.I.F. Bell Towers Corp., a South Carolina corporation, as Landlord, and Bell Tower Shopping Center of Greenville, Inc., a South Carolina corporation, as Tenant, dated as of May 15, 1969 and modified October 21, 1970 and any other further modifications and amendments thereto, a memorandum of which lease having been recorded in the R.M.C. Office for Greenville, South Carolina on November 13, 1970 in Deed Book 902 at page 520, which lease demises and leases to Tenant a leasehold interest in and to certain land and the buildings and improvements situated thereon located on the western side of Church Street in the City of Greenville, County of Greenville and State of South Carolina.

SUBJECT to the terms and provisions of a certain Lease between Furman University, as Lessor, and Bell Tower Shopping Center, Inc., as Lessee, dated July 19, 1968, as modified by agreement between Furman University and Bell Tower Shopping

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