

Center, Inc. dated April 15, 1969, which lease covers the land only as more particularly described in Schedule "A" which is annexed hereto and made a part hereof, a memorandum of said ground lease having been recorded in the R.M.C. Office for Greenville County, South Carolina on April 21, 1969 in Deed Book 866 at page 321, and the interest of Bell Tower Shopping Center, Inc., as Lessee, having been assigned to U.S.I.F. Bell Towers Corp., a South Carolina corporation, by assignment dated May 15, 1969 and recorded in the R.M.C. Office for Greenville County, South Carolina on July 1, 1969 in Deed Book 870 at page 642.

SUBJECT to mortgages of record.

SUBJECT to all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and the rights of all tenants under leases.

TO HAVE AND TO HOLD the same unto the Assignee and its successors and assigns from the effective date hereof for the remainder of the unexpired balance of the term of the Lease together with all renewal terms thereof, subject to the rents, covenants, conditions and provisions therein contained.

The Assignee hereby assumes and agrees to perform all of the terms, covenants and conditions on the part of the Tenant to be performed pursuant to the said Agreement of Lease herein assigned.

This assignment includes the unexpired balance of the term of this Agreement of Lease together with all renewal terms thereof and all rights of renewal thereunder and also includes the entire interest of the Assignor as Tenant under the said Agreement of Lease in and to any and all buildings and improvements situated on the within described property.

IN WITNESS WHEREOF, the Assignor and Assignee have caused this assignment to be duly executed by their proper