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under the Lease, and Assignee is willing to assume the rights and obligations of Assignor as tenant under the Lease including, without limitation, the option to purchase the leased premises granted to the tenant in the Lease (the "Option");

NOW, THEREFORE, in consideration of the premises and in further consideration of good and valuable considerations paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby assigns to Assignee all of the right, title and interest of Assignor as tenant under the Lease, including without limitation, the Option.
2. Assignee hereby assumes and agrees to discharge all obligations of Assignor under the Lease which arise after the date of this Agreement.
3. Assignee agrees to make the monthly rental payments provided in the Lease directly to Old Grove Partnership, c/o John A. Muir, at 129 Chisolm Trail, Greenville, South Carolina 29607.
4. Assignor warrants that Assignor has the full right, power and authority to execute and deliver this Assignment, that the Lease has not been modified or amended prior to the date hereof, that the Lease is in full force and effect, that the Assignor's interest in the Lease is unencumbered, that

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