

STATE OF SOUTH CAROLINA)
)
) CONDITIONAL ASSIGNMENT OF LEASE
~~COUNTY XXXXX OF XXXXX RICHLANDX~~)
COUNTIES OF GREENVILLE,
ANDERSON AND SPARTANBURG

WHEREAS, JIF PARTNERSHIP, a Maryland general partnership, hereinafter referred to as "Borrower", is the owner of certain leasehold estates in Spartanburg, Greenville and Anderson Counties, South Carolina, which leasehold estates are more fully described in Schedule "A" attached hereto; and

WHEREAS, Old Court Savings and Loan, Inc., a Maryland corporation, hereinafter sometimes referred to as "Mortgagee", is about to become the owner and holder of a mortgage executed by Borrower, and covering the said leasehold estate, which mortgage secures a note in the principal sum of Five Hundred Fifty Thousand (\$550,000.00) DOLLARS; and

WHEREAS, all of said mortgaged premises have been leased and demised to a tenant under a lease of September 30, 1983, as reflected by Schedule "B" attached hereto, such lease being hereinafter referred to as the "lease"; and

WHEREAS, Mortgagee, as a condition to making the aforesaid mortgage loan, has required an assignment of the lease as additional security for said mortgage loan;

NOW, THEREFORE, in consideration of the making of the aforesaid loan by Mortgagee to Borrower and of the sum of ONE (\$1.00) DOLLAR, paid by Mortgagee to Borrower, the receipt and legal sufficiency whereof is hereby acknowledged by Borrower, the said Borrower hereby assigns, transfers and sets over unto Mortgagee, all the right, title and interest of Borrower in and to the said lease and any additions, amendments and/or supplements thereto, as additional security; and for the consideration aforesaid, Borrower hereby covenants and agrees to and with Mortgagee that Borrower will not, without the prior written consent of Mortgagee:

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