

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASE

FILED
GREENVILLE CO. S. C.
2 26 1972
M. J. NEEDLE

WHEREAS, REALTEC, INCORPORATED ("Realtec") is indebted to THE PEOPLES NATIONAL BANK, Greenville, South Carolina (the "Bank"), in the sum of Fifty-eight Thousand One Hundred Sixty-nine and 52/100 Dollars (~~\$59,687.28~~ ^{58,169.52})

as evidenced by the promissory note of even date herewith given by Realtec to the Bank; and

WHEREAS, Realtec, from time to time hereafter, may borrow from the Bank additional sums and give its promissory note or notes in evidence thereof; and

WHEREAS, the proceeds of the aforementioned loan and such additional loans have been or will be used by Realtec to pay for leasehold improvements to the premises described in the lease hereinafter referred to; and

WHEREAS, it is the intention of Realtec to assign to the Bank, as security for such loan or loans, its interest as Lessee in the lease hereinafter referred to;

KNOW ALL MEN BY THESE PRESENTS that, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid at and before the sealing of these presents, Realtec has sold, assigned, and conveyed and does hereby sell, assign, and convey unto the Bank, its successors and assigns, all its right, title and interest as Lessee in and to the following described lease (the "Lease"):

(Continued on next page)