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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA) DONNIE S. HANKERSLEY
COUNTY OF GREENVILLE) R.M.C. ASSIGNMENT OF LEASE

VOL 1118 PAGE 372

This Lease Assignment made this 1st day of December, 1979 between WALTER W. GOLDSMITH and WILLIAM R. TIMMONS, JR. of Greenville County, South Carolina, hereinafter called LESSOR and SENTRY, a General Partnership, hereinafter called LESSEE, and WILLIAM C. STUART, hereinafter called the ASSUMING LESSEE.

WHEREAS, Walter W. Goldsmith and William R. Timmons, Jr. by lease dated the 2nd day of February, 1979, did lease to SENTRY, a general partnership, the following described real estate, to wit:

All that certain building containing approximately 6,000 square feet in the County of Greenville, South Carolina, situated and being on the east side of Haywood Road being more specifically Lot #1, and Lot #3 as shown on attached sketch. Said Lot #1 has a frontage on Haywood Road of 122.3' and said Lot #3 has a frontage on Williamson Drive of 100'. All of the above being hereinafter referred to as the demised premises.

WHEREAS, the said Lease permits the LESSEE to assign the whole or any portion of the demised property only after the LESSOR has given his written permission of assignment and such permission is not to be unduly withheld; and,

WHEREAS, the LESSEE now desires to assign said Lease to William C. Stuart, and,

WHEREAS, the LESSOR now hereby gives written consent for the assignment of said Lease by his signature given below on this document,

NOW THEREFORE, SENTRY, a general partnership, does hereby set over transfer, and assign all his rights, title, and interest in and to that certain lease dated 2nd day of February, 1979, beginning the 1st day of February, 1979, and ending the 31st day of January, 1984, and with two (2) renewal options of five (5) additional years each with the first option to renew beginning 1st day of February, 1984, and ending January 31, 1989, and the second option to renew beginning February 1, 1989, and ending January 31, 1994, and the amendment to the base lease and all rights, interests, titles, etc., to all rental agreements of Sentry Self Service Storage, sub-lease to Eaton Corporation, Dekoron Division and sub-lease to Mount Paris Realty Corporation, to William C. Stuart who hereby by sign and signature affixed agree to assume all the obligations created by said assignment of lease and who does agree to bound by all the terms and conditions contained in the original base lease and the amendment.

IT is understood and agreed between the parties hereto involved that William C. Stuart shall be responsible for all rents and payments from December 1, 1979, until the expiration of the lease term which is, as stated above, January 31, 1984, and all the renewal options granted in the base lease and the amendment to said base lease if said options are exercised as per the terms of granting the renewal options.

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