

valid and enforceable and there are no pending or threatened defaults thereunder; that the initial terms of the leases expire on August 31, 1994 and that each of the leases contain options in favor of the tenant to purchase the demised premises; that all rent is paid current under the terms of the lease agreements as amended and that there have been no changes or amendments in the original leases except as set forth in the amendments hereinabove specifically identified; that the Assignor has the right and authority to sell and assign the aforesaid leasehold estate including the options to purchase the demised property and all other rights, title and interest as tenant under said lease agreements free and clear of all liens and encumbrances; and that the total monthly rental under both lease agreements is currently Forty-One Thousand, Six Hundred Six Dollars (\$41,606.00).

IN WITNESS WHEREOF the Assignor has caused this Assignment of Leases to be executed in its behalf by its duly authorized officer this 30<sup>TH</sup> day of March, 1984.

WITNESSES:

*L. Sumner Smith*  
*Raymond J. [unclear]*

AMERICAN FEDERAL BANK FSB  
(formerly Fidelity Federal Savings and  
Loan Association, Greenville, South  
Carolina) (SEAL)

By: *Alward J. Salt*  
President