

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, ~~LARRY S. RATNER and MARY T. RATNER, as Trustees of the Ratner Family Trust dated December 2, 1982,~~ hereinafter referred to as "owner", is the present owner in fee simple of the following described real property located in _____ County, _____ to-wit:

ALL that certain piece, parcel or tract of land located, lying and being in the County of Greenville, southeast of Simpsonville, in the State of South Carolina, being designated as PLAINS STREET SHOPPING CENTER, and having according to survey by Kermit T. Gould, SC R.L.S. dated May 2, 1984, the following metes and bounds:

Beginning at a reference pin (R.R. spike) in the center of S.C.L.R.R. and running thence S. 44-50 W. 53.04 feet to an iron pin corner and point on the 50' R.R. right of way; thence running S. 25-41 E. along R/W line of R. R. 439.32' to iron pin, corner of Plains Street Shopping Center and Janie D. Detreville Property; thence along joint property line S. 69-52 W. 486.56 feet to iron pin; thence turning and running N. 24-45 W. 224.1 feet to an iron pin on right of way of Plains Street; thence with said right of way N. 49-14 E. 31.11 feet to an iron pin; thence N. 44-50 E. 338.5 feet to iron pin; thence N. 44-50 E. 144.91 feet to iron pin the point of beginning, and containing 3.672 acres.

and:

WHEREAS, Provident National Assurance Company, a corporation of the State of Tennessee, hereinafter sometimes referred to as mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of Five Hundred Thousand & no/100 Dollars (\$500,000.00), and

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to FAY'S DRUG COMPANY OF SPARTANBURG, INC. under lease dated March 8, 1979, hereinafter referred to as the "lease", and thereafter Fay's Drug Company of Spartanburg, Inc. assigned their interest as Lessee to RITE AID OF SOUTH CAROLINA, INC., and

WHEREAS, Provident National Assurance Company as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident National Assurance Company to owner, the receipt whereof is hereby acknowledged by

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