STATE OF SOUTH CAROLINA,) ASSIGNMENT OF LEASE COUNTY OF GREENVILLE.) AND AGREEMENT

WHEREAS, I, JOHN O. HUNT, of the City of Greenville, and State of South Carolina, am the present owner in fee simple of the property briefly described as those parcels or lots of land, with the buildings and improvements thereon, situate at the Northwest corner of the intersection of Academy and Whitmire Streets, and at the Northeast intersection of North Cox Street and Johnson Street, in the City of Greenville, South Carolina; and

WHEREAS, CAROLINA LIFE INSURANCE COMPANY, a corporation organized under the laws of South Carolina, and having its Home Office in the City of Columbia, South Carolina, is about to become the owner and holder of a first mortgage executed by me covering the said property, which mortgage secures a note in the principal sum of Three Hundred Ninety-Two Thousand Five Hundred (\$392,500.00) Dollars; and

WHEREAS, all of the mortgaged premises have been leased to HUNT MACHINE WORKS, INC., under lease dated February 11, 1950; and

WHEREAS, Carolina Life Insurance Company, as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for the repayment of the said mortgage loan; and an agreement to advance the date for increasing the amount of monthly payments thereunder to Forty-Five Hundred (\$4,500.00) Dollars per month, corresponding to an increase of rentals under the lease hereby assigned;

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Carolina Life Insurance Company to John O. Hunt (the receipt whereof is hereby acknowledged), I, the said John O. Hunt