

STATE OF SOUTH CAROLINA)

CONDITIONAL ASSIGNMENT OF LEASES

COUNTY OF GREENVILLE)

For value received, Clarence B. Martin, Jr. of Greenville, South Carolina (hereinafter called Assignor), hereby grants, transfers and assigns to Fidelity Federal Savings and Loan Association of Greenville (hereinafter called Assignee), the entire lessors' interest in and to the following leases of real property commonly known as Medical Center, 1009-1011 Grove Road, Greenville, South Carolina:

1. Lease Agreement between Clarence B. Martin, Jr., as Landlord, and Bio Medical Applications of Greenville, Inc., and National Medical Care, Inc., as Tenant, dated July 6, 1973, amended as of October 1, 1976, covering 9,400 square feet of floor space and being for a term of ten years commencing March 15, 1974 and ending March 31, 1984.
2. Lease Agreement between Clarence B. Martin, Jr., as Landlord, and Thoracic & Cardiovascular Associates, P. A., as Tenant, dated December 1, 1975, covering 1,500 square feet of office space designated as Building A, said lease being for a term of five years, beginning December 1, 1975 and ending November 30, 1980.
3. Lease Agreement between Clarence B. Martin, Jr., as Landlord, and Thomas A. Scott, as Tenant, dated January 2, 1975, amended October 25, 1976 to include Sam R. Zimmerman, III as additional Tenant, covering 1500 square feet of office space in Building A, said lease being for a term of five years beginning January 2, 1975, ending January 1, 1980.

Together with all rents, income and profit arising from the leases and their renewals and together with all rents, income and profits for the use and occupation of the premises described in the leases or in the mortgage referred to in this Assignment and, at the option of the Assignee,

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