

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

COLLATERAL ASSIGNMENT OF LEASE

WHEREAS, The Investment Group, a South Carolina limited partnership, with its principal place of business in Greenville, in and by its Note of even date herewith stands indebted unto BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN (hereinafter "BELL FEDERAL"), a corporation organized under the laws of the United States, principal and interest being due in such amounts and payable as set forth in said note; and

WHEREAS, CENTER, INC. holds possession of certain property situate in Greenville County subject to valid and existing lease agreement dated October 11, 1963, between Shops, Inc. and Westinghouse Electric Corporation, such lease being recorded in the Office of the RMC for Greenville County in Deed Book 758, at Page 245; and

WHEREAS, Shops, Inc. was merged into CENTER, INC., February 1, 1973, as shown in Deed Book 979 at Page 270, CENTER, INC. now being Lessor under the aforesaid lease;

NOW, THEREFORE, KNOW ALL MEN, That the said CENTER, INC. in consideration of the said debt of The Investment Group, and for the better securing the payment thereof to said BELL FEDERAL according to the terms of said note, does hereby sell, assign, transfer and set over to BELL FEDERAL, its successors and assigns all of the right, title and interest of CENTER, INC. under its aforesaid lease agreement with Westinghouse Electric Corporation, with full power and authority to exercise all rights, privileges and duties of CENTER, INC. provided in said lease agreement in the event of default in payment of the aforesaid obligation of The Investment Group to BELL FEDERAL.

CENTER, INC. covenants that it holds a valid, assignable and unencumbered leasehold interest under its aforesaid lease agreement with Westinghouse Electric Corporation.

IT IS AGREED By and between the said parties that the said CENTER, INC., its successors and assigns, shall and will forthwith insure the building now or hereafter erected on said property

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