STATE OF SOUTH CAROLINA)
                        ASSIGNMENT OF LEASE

COUNTY OF GREENVILLE)

      WHEREAS Liberty Life Insurance Company, Greenville, South Carolina (hereinafter referred to as "Mortgagee") is the owner and holder of promissory note and mortgage of Textile Hall Corporation (hereinafter referred to as the "Mortgagor"), recorded in the office of the RMC for Greenville County in REM Book 1400 at page 227, assigned to the mortgagee by assignment recorded in said office in REM Book 1419 at page 932; and

      WHEREAS the mortgage loan was made subject to agreement of the Mortgagor to assign all leases serving or applicable to the use of the mortgaged premises; and

      WHEREAS the Mortgagor is Lessee under that certain lease agreement between Greenville Airport Commission as Lessor and the Mortgagor as Lessee, dated _July 6_, 1984;

      NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the foregoing and of the sum of One Dollar ($1.00) paid by the Mortgagee to the Mortgagor, the receipt whereof is hereby acknowledged, the Mortgagor hereby assigns, transfers and sets over unto the Mortgagee, its successors and assigns, as additional security for the above-mentioned mortgage loan all of the interest of the Mortgagor, as Lessee, under the lease above referred to, a memorandum of said Lease being recorded in the RMC Office for Greenville County in Deed Book _1216_ at page _458_.

      It is understood and agreed that Liberty Life Insurance Company, its successors and assigns, by their acceptance of this assignment, does not assume or become, in any manner, obligated to perform any of the covenants or conditions imposed upon the Lessee under the terms of the said lease. It is further understood and agreed that the within assignment is made to further secure the Mortgagee upon the indebtedness of the Mortgagor evidenced by the mortgage above described; and that this assignment is conditional and that the Mortgagor shall enjoy all of the rights and privileges granted to it as Lessee under the said lease until and unless there shall be a default