

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASE
 AND MODIFICATION OF LEASE

The Lease Agreement between John Hamberis, as Lessor, and Jimmy Lalas (same as James Lalas) and Olga Hamberis, as Lessee, dated August 1, 1980, and recorded in Deed Book 1131 at page 582 is hereby modified as follows:

1. FOR VALUE RECEIVED, Olga Hamberis hereby assigns all of her right, title and interest as Co-Lessee in the above Lease to Jimmy Lalas (same as James Lalas).
2. FOR VALUE RECEIVED, the lease term is hereby extended for an additional period of five years, beginning August 1, 2000 and terminating July 31, 2005, at a monthly rental of Fourteen Hundred (\$1,400) Dollars per month.
3. FOR VALUE RECEIVED, the Lessee, Jimmy Lalas, shall have the right and privilege of assigning this Lease without the Lessor's consent; and, upon sending a copy of such assignment by registered or certified mail to Lessor, Lessee shall be released from all liability under the terms of the subject Lease and this Modification Agreement, anything contrary to this provision in said Lease Agreement notwithstanding.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 23rd day of July, 1984.

IN THE PRESENCE OF:

John G. Cheros
David Boema

Jimmy Lalas (LS)
 Jimmy Lalas (same as James Lalas) Lessee

Olga Hamberis (LS)
 Olga Hamberis, Co-Lessee-Assignee

John Hamberis (LS)
 John Hamberis, Lessor

1217
 751

24328 W.27