

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

THIS ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (“**Assignment**”) is made as of the 15th day of May 2026, by and between J.M. COPE, INC., a South Carolina corporation (“**Assignor**”) and GAFFNEY MILL APARTMENTS, LLC, a North Carolina limited liability company (“**Assignee**”).

WITNESSETH:

WHEREAS, Assignor entered into that certain Purchase and Sale Agreement dated as of December 15, 2025 (the “**Contract**”), pursuant to which Assignor has agreed to purchase from Hamrick Mills, a South Carolina corporation (“**Seller**”), that certain parcel of land and improvements located in Gaffney, South Carolina and more particularly described in the Contract (the “**Property**”); and

WHEREAS, Assignor desires to assign its rights, title and interest in the Contract to Assignee, and the Assignee desire to accept said Assignment.

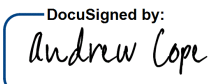
NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements contained in this Assignment and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. Assignor does hereby assign to Assignee all of its rights, title and interest in the Contract.
2. Assignee hereby accepts this assignment and assumes all responsibilities and obligations of Assignor under the Contract.
3. This Assignment shall be binding upon the successors and assigns of the Assignor and Assignee.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be duly executed as of the date first above written.

ASSIGNOR:

J.M. COPE, INC.,
a South Carolina corporation

By: 
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Andrew Cope, Manager

ASSIGNEE:

GAFFNEY MILL APARTMENTS, LLC,
a South Carolina limited liability company

By Its Manager:

DREAMKEY PARTNERS, INC.,
a North Carolina nonprofit corporation

By: 
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Julie A. Porter, President