

Lessee herein as Tenant and The South Carolina National Bank of Charleston, Greenville, S. C. as lender dated July 31, 1959, then at the request of The South Carolina National Bank of Charleston, the monthly rental provided for above shall be forthwith increased to such an amount as will permit the Lessor to comply fully with its obligations under the loan agreement referred to above, and the failure to do so promptly shall constitute a default on the part of the Lessor and Lessee under the terms of the said note, mortgage and loan agreement herein referred to.

This agreement shall be binding upon the parties hereto, their successors and assigns .

Lessor and Lessee warrant that each is duly authorized and empowered to execute this lease agreement by the officers signing on behalf of the respective parties.

The failure of the Lessor to insist upon strict and/or prompt performance of the terms, covenants and provisions of this lease or any of them and/or the acceptance of such performance thereafter shall not constitute or be construed as a waiver or relinquishment of Lessor's rights to thereafter enforce the same.

IN WITNESS WHEREOF, said corporations have caused their corporate saels to be hereunto affixed and these presents to be subscribed by their duly authorized officers the day and year first above written.

IN THE PRESENCE OF:

James F. Semones
Hella Burton

THE SHORE COMPANY, INC. (SEAL)
By: Walt Shore President
and Maude J. Shore Secretary

James F. Semones
Hella Burton

MAC SHORE CLASSICS, INC. (SEAL)
By: Walt Shore President
and Benven Shore Secretary

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