

JUL 31 12 26 PM 1963

DEED 728 . . 427

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
OLLIE F. LOWRY )  
R.M.C. )  
MODIFICATION OF )  
LEASE AGREEMENT )

For plat see Deed Book 728, page 434.

THIS AGREEMENT entered into this 30<sup>th</sup> day of May, 1963, by and between KEK CO., INC., of Columbus, Ohio, an Ohio Corporation, and CHARLES C. SWITZER, of Greenville, South Carolina, hereinafter designated as Lessors, and THE KEEVER STARCH COMPANY, of Columbus, Ohio, an Ohio corporation, hereinafter designated as Lessee;

W I T N E S S E T H

WHEREAS, the parties hereto have previously entered into a written Lease Agreement dated November 4, 1957, for certain land with improvements thereon, located on the west side of U. S. Highway No. 291 in the City of Greenville, S. C., as more particularly described in said Lease Agreement and as shown on a plat of the property of Charles C. Switzer and KEK Co., Inc., dated February, 1958 and recorded in the RMC Office for Greenville County, S. C. in Plat Book "KK", at page 141, said Lease Agreement and plat being incorporated herewith and made a part hereof by reference; and

WHEREAS, National Industrial Products Company did give its absolute and unconditional guarantee for the prompt payment of the rent reserved in said lease and the full performance and observance of the covenants and agreements therein contained on the part of The Kever Starch Company, the Lessee; and

WHEREAS, the Lessors did mortgage said premises to Liberty Life Insurance Company by instrument dated May 5, 1958, in the face amount of \$29,000.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 746, page 67, and in connection with said mortgage did make and execute in favor of said mortgagee a conditional assignment of the lease agreement dated November 4, 1957, above mentioned, said assignment being recorded in said RMC Office in Deed Book 597, page 545; and

WHEREAS, the Lessors subsequently granted unto the South Carolina Highway Department a right-of-way and easement for the construction of W. Antrim Drive and the widening of S. Pleasantburg Drive, which resulted in the loss of a ten (10') foot strip the length of the lot along W. Antrim

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