

d. That except for the right to terminate contained elsewhere in this lease, no right, privilege or option to cancel or terminate this lease available to Lessee shall be deemed to have been exercised effectively unless joined in by any such mortgagee or holder of the indebtedness.

e. No liability for the payment of rental or the performance of any of Lessee's covenants and agreements hereunder shall attach to and be imposed upon any mortgagee, trustee under any trust deed or holder of any indebtedness secured by any mortgage or trust deed upon the leasehold estate, all such liability being hereby expressly waived by Lessor.

LESSOR'S RIGHT OF RE-ENTRY

10. If Lessee shall fail to pay any installments of rent promptly on the day when the same shall become due and payable hereunder, and shall continue in default for a period of thirty (30) days after written notice thereof by Lessor, or if Lessee shall fail to promptly keep and perform any other affirmative covenant of this lease, strictly in accordance with the terms of this lease and shall continue in default for a period of sixty (60) days after written notice thereof by Lessor of default and demand of performance, then and in any such event, and as often as any such event shall occur, Lessor shall have all rights of re-entry as granted and provided the Lessor by the Laws of the State of South Carolina on default of the Lessee subject to the terms and conditions set out above.

SUBORDINATION CLAUSE

11. Lessor further agrees that it will execute such instruments as may be necessary to subordinate the rights and interests of the Lessor in the fee to the lien of a mortgage placed on the premises herein demised, such mortgage to be for not more than twenty thousand ^{625,000.00} (\$20,000.00) dollars, or fifty (50) percent of the documentary cost or valuation, excluding architect's fees, signs, paving, equipment, fixtures, attorney's fees, etc., whichever is the lesser, such mortgage to be payable in

Lessee [Signature]
 Lessor [Signature]
 Lessor [Signature]