

This agreement is made by the undersigned as additional security for the performance of the conditions and terms of that certain note given by the undersigned to the said Southern Bank and Trust Company, dated December 31, 1968, in the sum of Ninety-five Thousand and No/100ths (\$95,000.00) Dollars, secured by a mortgage of even date therewith upon the property of the undersigned described in the aforementioned lease, with the buildings and improvements thereon, executed by the undersigned. For the terms and conditions of said note and mortgage and a more particular description of the land described in said mortgage, reference is made to the said mortgage which is filed in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1113 at page 313 .

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said lease, and enforce the collection of same, and also enforce all other provisions of said lease, so long as there is no default on the part of the undersigned in the payment of any installments of principal or interest as provided in the note hereinabove referred to, and so long as there is no breach in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said lease, and collections made by it further in advance than as provided therein, shall constitute a breach of covenant, and the mortgagee may proceed to execute the provisions of said mortgage in the same manner as provided therein in case of default in the payment of the note described in said mortgage or a breach of the covenants contained therein.

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