

- 4 -

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said leases, 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.

IT IS FURTHER UNDERSTOOD AND AGREED that in case it should be necessary for the said The Citizens and Southern National Bank of South Carolina, for the purpose of protecting its interest, to assert its rights as assignee of said leases, and to enforce payment of the indebtedness existing under said note and mortgage, or any part thereof from the leasehold interests hereby assigned, the said The Citizens and Southern National Bank of South Carolina, will account for and pay over to Harvey Lee Burns all amounts realized by it from rents collected under said leases in excess of the indebtedness of the undersigned to the said The Citizens and Southern National Bank of South Carolina, principal and interest, including such costs and expenses as the said The Citizens and Southern National Bank of South Carolina, may be obligated to incur in thus enforcing its rights as assignee of said leases, and including any and all sums which may have been advanced by it for taxes, insurance and similar items. If there are any other monies in excess of the amounts hereinabove set forth after payment to The Citizens and Southern National Bank of South Carolina, then same will be paid over to the undersigned.

IT IS FURTHER AGREED that the undersigned will not cancel said leases or consent to a surrender thereof or grant any modification or concession therein, nor consent to an

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