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TENANT'S CONSENT TO SUBORDINATE LEASE TO MORTGAGE

The undersigned, intending to be legally bound, Transport Investments Corp., P. O. Box 579, Gastonia, North Carolina 28052, Lessee of certain properties as more particularly described in Exhibit "A" attached hereto and made a part hereof, in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby subordinate its rights, secured by its leases for the foregoing premises, to the lien of any mortgage or mortgages and that the said Lease Agreements shall be subject and subordinate to a certain Mortgage being placed upon the above described premises as shown on Exhibit "B" which is attached hereto and made a part hereof by JOHN R. BUNTING, PHILIP ZINMAN, DANIEL S. AHEARN, EDMUND N. BACON, RICHARD W. BAKER, JR., M. TODD COOKE, RALPH ERVIN, JR. AND KENNETH S. SWEET, JR., not individually, but only as Trustees of First Pennsylvania Mortgage Trust, an unincorporated Massachusetts Real Estate Investment Trust pursuant to a Declaration of Trust, dated March 31, 1970, as amended and restated and their successor trustees, of 28 State Street, Boston, Massachusetts 02109, which Mortgages in the aggregate total Five Million Two Dollars (\$ 5, 000, 002.00) and shall be placed of

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