

- (c) That certain prior lease of a portion of the leasehold estate by Mid-South Development Company, Inc. to Colonial Stores, Incorporated, dated March 24, 1972, a short form of which lease is recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Deed Book 941, Page 324, amendment recorded in Deed Book 965, Page 141.

III.

This sale and assignment is made subject to that certain proposed lease of a portion of the leasehold estate to Humble Oil and Refining Company. It is understood that said lease agreement may not be consummated, but in the event that it is, all of the benefits running in favor of the Landlord therein, including all rentals, shall be covered by this sale and assignment and shall inure to the benefit of Assignee herein, and all of the obligations of the Landlord therein shall be assumed by and become the obligations of Assignee herein. In the event that said lease is not consummated, the existing filling station and the appurtenances and equipment thereunto belonging shall be sold and assigned to and become the property of Assignee for the consideration hereinabove set out.

IV.

In the event that Assignee shall default in any of the obligations assumed by it herein, including, in particular and without limitation, defaults in any of the obligations of the Tenant contained in the Douglas and Moseley lease, which is the subject of this sale and assignment, or defaults in the payment of the indebtedness owed by the Assignor to the Southern Bank & Trust Company, the Assignor shall, after ten (10) days written notice to Assignee and failure by Assignee to cure said defaults, have the right, in addition to all other rights which it may have, to cure the defaults and to retake possession of the leasehold estate, and Assignee agrees to surrender the leasehold estate and to peaceably vacate the same and to execute such instruments of sale, assignment and conveyance as may be necessary in order to revest title to the leasehold estate in Assignor.