

any default specified in said notice of in the event such default cannot be reasonably cured within such thirty (30) day period to begin to cure such default, it being the intention of the parties hereto that the LESSOR will not exercise its right to terminate this LEASE without affording to the Mortgagee, Assignee or Interest Holder the aforesaid opportunity to cure or to begin to cure the claimed default.

2. The LEASE, as hereby amended, is ratified and continued.

3. This AGREEMENT shall bind and benefit LESSOR'S successors and assigns and LESSEE'S successor and assigns:

EXECUTED as of the date first herein specified.

WITNESSES to LESSOR'S execution:

W Frank Durham
Phyllis C. Douglas

Thomas Bernard Phillips
Thomas Bernard Phillips
Evelyn J. Phillips
Evelyn J. Phillips

WITNESSES to LESSEE'S execution:

Pauline G. Cannata
Mary B. Allen

SOUTH CAROLINA DONUTS, INC.
by: [Signature]
President

