

ATTORNMEN T AND NON-DISTURBANCE AGREEMENT

THIS AGREEMENT, made this 8TH day of FEBRUARY, 1977, by and between CITIZENS MORTGAGE CORPORATION, a Delaware corporation (hereinafter called "Citizens") and ABC SOUTHEASTERN THEATRES, INC., a DELAWARE CORPORATION (hereinafter called "Tenant").

WITNESSETH:

WHEREAS, Tenant has heretofore entered into a lease dated FEB .7, 1977 (the "Lease") with FIRST HARTFORD REALTY CORPORATION (hereinafter called "Landlord"), covering certain space in a shopping center mall located on certain real property situated in the City of Greenville, State of South Carolina, as more fully described in Exhibit A attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Landlord has granted and conveyed to Citizens a certain mortgage (the "Mortgage") constituting a lien on the Premises; and

WHEREAS, the Landlord has further granted and conveyed to Citizens a certain assignment of the Lease (the "Assignment"); and

WHEREAS, Tenant desires that it be guaranteed its leasehold rights despite any default by Landlord as mortgagor under the terms of the Mortgage; and

WHEREAS, Citizens desires that it be guaranteed its rights under the Assignment in the event of any default by the Landlord

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