

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LANDLORD'S AGREEMENT AND WAIVER

THIS AGREEMENT is made and entered into by and between John W. Peden and South Carolina National Bank, being parties of the first part, with South Carolina Box, Inc. and Citizens and Southern National Bank (Atlanta, Georgia), being parties of the second part, for and in consideration of the sum of One (\$1.00) Dollar.

WHEREAS, John W. Peden is the owner of certain real property, with improvements thereon and fixtures located on Woodruff Industrial Way in Greenville, South Carolina, and South Carolina National Bank is a secured mortgage lender of said premises; and,

WHEREAS, South Carolina Box, Inc. is a tenant of said premises having ownership of certain personal property in and about said premises; and,

WHEREAS, South Carolina Box, Inc. intends to and has entered into certain financial transactions, including the making of a loan or loans to it by the Citizens and Southern National Bank of Atlanta, Georgia; and,

WHEREAS, as part of the inducement to Citizens and Southern National Bank by South Carolina Box, Inc. said personal property is given to the said Citizens and Southern National Bank as a portion of the security for said loan; and,

WHEREAS, the landlord, John W. Peden, and the mortgage holder, the South Carolina National Bank, desire to cooperate with the tenant in obtaining such financing and to assure the lender that they have no ownership interest or lienholder interest in such personal property;

THEREFORE, it is understood and agreed by and between the parties, with such additional consideration between South Carolina Box, Inc. and the Citizens and Southern National Bank to be the inducement to enter into such financial transactions, that all equipment owned or otherwise possessed by South Carolina Box presently located on said premises or which may be

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