

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) AMENDMENT OF ASSIGNMENT OF LESSOR'S INTEREST
 IN LEASE

WHEREAS, First National Bank of South Carolina, a South Carolina corporation having a principal place of business at Greenville, South Carolina (hereinafter referred to as "Mortgagee"), is the present owner and holder of a Note dated November 15, 1977 in the principal amount of \$375,000.00, executed by Valetop Enterprises Limited Partnership, a Limited Partnership formed under the South Carolina Limited Partnership Act, having its principal place of business at Greenville, South Carolina (hereinafter referred to as "Owner"), secured by a Mortgage of Real Estate of a like amount executed that date by Owner to Mortgagee and by an Assignment of Lessor's Interest in Lease Agreement by and between Valetop Enterprises Limited Partnership, as Lessor, and Century Lincoln-Mercury, Inc., a South Carolina corporation, as Lessee, dated May 1, 1977, the Assignment of Lessor's Interest in Lease being dated November 15, 1977 and having been recorded on December 13, 1977 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1070, at Page 99; and

WHEREAS, the Owner has this date executed and delivered to Mortgagee an additional Note in the principal amount of \$75,000.00, with interest thereon as provided in the Note, said principal and interest to be paid as therein stated, but, if not sooner paid, to be due and payable December 1, 1983; and

WHEREAS, the Owner has agreed to amend the aforesaid Assignment of Lessor's Interest in Lease so that in addition to providing security for amounts due under the above described Note in the principal amount of \$375,000.00, dated November 15, 1977, the said Assignment will likewise provide security for amounts due and payable under the Note in the principal amount of \$75,000.00, dated November 29, 1978;

NOW, THEREFORE, for and in consideration of the additional loan of funds made this date by Mortgagee to Owner, and the mutual covenants and agreements herein contained, the Owner has agreed as follows:

(1) The Assignment of Lessor's Interest in Lease executed by Owner to Mortgagee, dated November 15, 1977 and recorded December 13, 1977 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1070, at Page 99, constituting an assignment of the right, title and interest of Owner in, under, or by virtue of that certain Lease Agreement by and between Valetop Enterprises Limited Partnership, a Limited Partnership formed under the South Carolina Limited Partnership Act, as Lessor, and Century Lincoln-Mercury, Inc., a South Carolina corporation, as Lessee, dated May 1, 1977, a Short Form Lease having been recorded on November 29, 1977 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1069, at Page 288, shall be amended to increase the amount secured by the assignment from \$375,000.00 to \$450,000.00, by amendment of the second paragraph of the instrument so that, as amended, said paragraph reads as follows:

"TO HAVE AND TO HOLD the Owner's right, title and interest under and by virtue of the above stated Lease Agreement to Mortgagee, its successors and assigns, as security for payment of the principal and interest provided to be paid in or by Owner's Note (hereinafter referred to as "Obligation"), dated November 15, 1977, in the principal amount of \$375,000.00, and for the performance of the agreements of Owner contained in the Mortgage (hereinafter referred to as "Mortgage"), made by Owner to Mortgagee as security for the Obligation, by Mortgage of Real Estate dated November 15, 1977, recorded in Real Estate Mortgage Book 1418, at Page 426, and as security for payment the principal and interest provided to be paid in or by Owner's Note (also hereinafter referred to as "Obligation"), dated November 29, 1978, in the principal amount of \$75,000.00, and for the performance of the agreements of Owner contained in the Mortgage (also hereinafter referred to as "Mortgage"), made by Owner to Mortgagee as security for the Obligation, by Mortgage of Real Estate dated November 29, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina on 30th November, 1978, in Real Estate Mortgage Book 1151, at Page 656, the Mortgage covering the following described real estate."

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