

no 4122-837

premises fully insured in accordance with the provisions of the Base Leases and any such mortgages and if there should occur any default under the Base Leases or any mortgages encumbering the premises or the leasehold interest herein conveyed, Grantee shall, in accordance with the provisions of that certain Contract for Sale of Shopping Center between Grantor and Grantee dated October 3, 1979 and upon demand of Grantor, reconvey to Grantor the property herein conveyed, but Grantor shall not have the right to make such demand while the mortgagee or the ground lessee is permitting Grantee to attempt to cure such default; said covenant to reconvey is intended to run with the property herein conveyed and shall be binding upon Grantee, its successors or assigns who shall at that time have title to the property herein conveyed, and shall be specifically enforceable.

TO HAVE AND TO HOLD, all and singular the said buildings, improvements, easements, subleases, and leasehold interests evidenced by the Base Leases unto SOUTH CAROLINA VILLAGES, INC., its successors and assigns.

Grantor covenants and warrants that it is the owner of the said buildings, improvements, easements, subleases, and leasehold interests evidenced by the Base Leases, and does hereby bind itself and its successors to warrant and forever defend all and singular the said buildings, improvements, easements, subleases and leasehold interests unto Grantee, its successors and assigns against itself, its successors and all others lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal as of this 17th day of March, 1980.

Witnesses:  
*Bill Gule*  
*Marie H. Morrison*

MICCO CORPORATION  
By: *Marion H. Michel*  
President  
Attest: *Calla A. Hill*  
Secretary

(CORPORATE SEAL)

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