

increase the obligations of Lessor, without the prior written consent of Lender.

The rights and obligations hereunder of the Tenant and the Lender shall be binding upon and inure to the benefit of and be enforceable by the respective successors and assigns of the parties hereto. It is expressly understood that all references herein to "Lender" shall be deemed to also include any subsequent holder of the mortgage and/or any persons succeeding to title to the mortgaged premises, whether by virtue of foreclosure or pursuant to the exercise of any rights and remedies under the mortgage, or otherwise.

IN WITNESS WHEREOF, the parties have hereunto placed their hands and affixed their seals as of the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Maureen R. Smith  
As to Tenant

Tenant:  
CenCor, Inc.

By: [Signature]  
Its: Vice President

[Signature]  
Margaret S. Watson  
As to Lender

Lender:  
Carolina Federal Savings and Loan Association  
of Greenville

By: [Signature]  
Its: Senior Vice President

STATE OF Missouri )  
COUNTY OF Clay )

BEFORE ME the undersigned authority, on this day personally appeared J. L. Brozman, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of CENCOR, INC., a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 12th day of November, 1980.

[Signature]  
Notary public in and for  
Clay County, Missouri  
My Commission Expires Nov 13 1991

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