

- (c) Any new construction, structural change or alteration involving an estimated cost of more than \$100,000.00 shall be made in accordance with detailed plans and specifications and cost estimates prepared and approved in writing by a licensed architect and/or engineer.
- (d) Any new construction or structural change or authorization shall be made in a good and workmanlike manner and in compliance with all acceptable permits and authorizations and building and zoning laws and with all other laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, departments, commissions, boards and officers, any national or local Board of Fire Underwriters, or any other body hereafter exercising functions similar to those of any of the foregoing.
- (e) The cost of any such new construction, structural change or alteration shall be paid in cash or its equivalent so that the leased premises shall at all times be free of liens for labor and materials, supplied or claimed to have been supplied, to the leased premises.

7. Subordination to mortgages:

- (a) The Lessors agree that the Lessors' rights, title and interest in and to the leased premises shall be subject and subordinate to the lien of any mortgage, either temporary or long term, which may hereafter be given by the Lessee or its assigns or sublessees to secure financing for the development and construction of buildings and other improvements upon the leased premises and upon the property owned or leased for 99 years by the Lessee within the general development area (bounded by West Washington Street, Laurens Street, Buncombe Street and Richardson Street) of which the subject premises are or may be an integral part. This subordination clause also shall apply to all renewals, modifications, amendments, consolidations,

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