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(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, replacements and extensions of such mortgages. It is expressly understood and agreed that the Lessors' liability under such mortgages shall be limited to the extent of the Lessors' rights, title and interest in and to the leased premises, and the Lessors shall have no liability or obligation of any kind whatsoever with respect to the payment of principal and interest thereunder or any other cost.

(b) The Lessors shall, upon request, execute, acknowledge, and deliver to the Lessee, without expense to the Lessors, any such mortgage or any instrument that may

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