

default or breach of the terms of said Lease by Tenant, Landlord shall give Pledgee ninety (90) days written notice of such default and the right to cure the same. Provided, for a period of ninety (90) days from such default and written notice to Pledgee, Landlord shall not declare Pledgee in default hereunder, and the rent due hereunder for such period shall ~~accrue~~ accrue, but nevertheless be due and payable within ninety (90) days in the full amount then due, and Landlord does hereby consent to the within pledge.

4. Pledgee agrees that Landlord's lien for rent, from time to time, shall be superior in rank and priority to any claim of Pledgee hereunder or under any security agreement or other interest in the premises.

5. The premises subject to the within Memorandum of Lease and Pledge are described as follows:

ALL the piece, parcel or lot of land shown as Lot 253-A on an unrecorded plat of Section 2 of Pleasant Valley by Dalton & Neves in December, 1946, and also shown at Lot No. 16, Block 4, Sheet 222.3 on the Greenville County Tax Maps.

BEING the same property conveyed to Sophia G. Cheros by deed recorded in Deed Book 458, at Page 368. Sophia G. Cheros subsequently died intestate as appears by Apt. 625, file 28, Probate Court for Greenville County. The other heirs of Sophia G. Cheros have previously conveyed their interest to George E. Cheros by deeds recorded in Deed Book 644, at Page 544 and Deed Book 811, at Page 1. George E. Cheros and John G. Cheros conveyed to Anthony G. Cheros and Eugenia C. Lachanos their interest in real estate by deed dated January 12, 1967, and recorded on January 27, 1967, in the RIC Office for Greenville County, in Deed Book 814, at Page 399.

WITNESS our respective hands and seals this 6th

day of July, 1983.

IN THE PRESENCE OF:

John G. Cheros
Dave K. Boerma
John G. Cheros
Dave K. Boerma
AS TO LANDLORDS

Anthony G. Cheros
Anthony G. Cheros

Eugenia C. Lachanos
Eugenia C. Lachanos

Michael K. Clites
[Signature]
AS TO TENANT

TRIANGLE PRODUCTIONS, INC.

BY: Marshall E. Stephens

