

Bank & Trust Company, P. O. Box 1329, Greenville, S.C. 29602, or its assignee, upon being notified in writing of such assignee's name and address, giving to the holder of said Mortgage the same right to cure any default complained of in any said notice or demand as the Landlord has, and the holder of said Mortgage shall be entitled to the benefit of any force majeure clause contained in the Lease.

7. Tenant hereby states that said Lease is currently in full force and effect, that there is no default on the part of either party thereto and that the Lease has not been modified or amended in any way.

8. So long as Tenant is not in default in the payment of rent or additional rent or in the performance of any of the terms, covenants or conditions of the Lease (beyond any period given Tenant to cure such default), Southern, for itself, its successors and assigns, agrees as follows:

(a) The right of possession of Tenant to the premises and Tenant's rights arising out of the Lease shall not be effected or disturbed by Southern in the exercise of any of its rights under the Mortgage or the loan secured thereby, and Southern agrees that Tenant and its successors and assigns, shall be entitled to remain in possession of the premises and enjoy all rights and privileges granted to Tenant under the Lease including the rights granted with respect to Tenant's option to purchase, for the original term and any renewals thereof; further, that Tenant shall not be deemed a party defendant in any foreclosure of the lien of the Mortgage for the purpose of terminating Tenant's right under the Lease.