

to do so) within the period of time during which Landlord therein would be permitted to cure such default as set forth in said Lease, but in any event Mortgagee shall have a period of sixty (60) days after notification of such default shall have been delivered to Mortgagee in which to cure said default; provided, however, that in case of a default which cannot with reasonable diligence be remedied by Mortgagee within sixty (60) days, Mortgagee shall have such additional period of time as may be reasonably necessary for Mortgagee to remedy such default with diligence and continuity; provided, further, that, if Tenant should at any time claim any deductions or offsets of rent or the right to cancel the Lease due to any default of the Mortgagor, then the Tenant must first notify the Mortgagee of such claims, deductions, offsets or right to cancel, and Mortgagee shall be permitted to cure same within the time periods set out hereinabove in this paragraph.

6. This agreement may not be modified other than by an agreement in writing signed by the parties hereto or their respective successors in interest. This agreement shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns and may be filed for record in the office of the Register of Mesne Conveyances, Greenville County, South Carolina.

7. Mortgagor agrees that this Subordination, Attornment and Estoppel Agreement may be transferred and assigned by Mortgagee and upon any such transfer all of the terms hereof shall remain unchanged and be retained herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals, the day and year first above written.

MORTGAGOR:
EASLAN CAPITAL, INC. (SEAL)

Joseph M. Matthews
Witness
Larry A. Karr
Witness

By: Samuel J. Francis
Its: VICE PRES
By: Michael E. [Signature]
Its: SECRET

MORTGAGEE:
AMERICAN FEDERAL BANK, F.S.B. (SEAL)

Maria L. Rose
Witness
Seni D. Palmer
Witness

By: W. L. [Signature]
Its: VICE PRES

Address:
P.O. Box 1268, Greenville, S.C.

TENANT:
THE CITY OF GREENVILLE, SOUTH CAROLINA (SEAL)

[Signature]
Witness
Stephen A. Karr
Witness

By: John [Signature]
Its: CITY MANAGER

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