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(1) Southern agrees to pay to R. M. Caine for the remainder of the term of said Agreement of Lease the sum of One Thousand Three Hundred Fifty (\$1350.00) Dollars per annum, payable in twelve (12) equal monthly installments of One Hundred Twelve and 50/100 (\$112.50) Dollars, in advance, on or before the 10th day of each month during said term, the first of which monthly installments shall be paid on or before the 10th day of January, 1959.

(2) Any and all sums due or to be due hereunder shall constitute a lien upon the leasehold estate of Southern under the aforementioned Agreement of Lease subject only to the lien of the Lessor as therein provided.

(3) It is anticipated that Southern from time to time, will convey by way of first mortgage or deed of trust its leasehold estate pursuant to the terms of the aforementioned Agreement of Lease for the purpose of financing or refinancing the erecting, re-erecting, restoring, remodeling or otherwise providing a building or buildings and allied facilities on the leased premises and on adjoining or connecting property (fronting on Elford Street and Townes Street in the City of Greenville) owned by Southern or under lease to it by Mary T. Wyland and Lila E. Earle; in any such event, R. M. Caine hereby agrees that the obligation hereby created and the lien thereof is and shall be subordinate to any such mortgage or deed of trust upon Southern's interest in all of the aforesaid property and the improvements to be placed

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