

Mortgagee, all rentals and other monies due and to become due to the Landlord under the Lease, and Landlord hereby expressly authorizes Tenant to make such payments to Mortgagee and hereby releases and discharges Tenant of, and from any liability to Landlord on account of any such payments.

5. The Lease and Tenant's leasehold estate created thereby, including all rights and options to purchase the Leased Premises, if any, shall be and are completely and unconditionally subject and subordinate to the lien of the Mortgage and to all the terms, conditions and provisions thereof, to all advances made or to be made thereunder, and to any renewals, extensions, modifications or replacements thereof.

6. This Agreement shall inure to the benefit of and shall be binding upon Tenant, Landlord and Mortgagee, and their respective heirs, personal representatives, successors and assigns. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of Mortgagee, not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. This Agreement shall be governed by and construed according to the laws of the State of South Carolina.

7. The Tenant and Landlord certify that the Lease is in full force and effect and there are no known defaults thereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed the day and year first above written.

WITNESSES:

Donna H. Weary  
Timothy E. James  
(As to Tenant)

Robert C. Johnson  
John W. Bell  
(As to Landlord)

John Collins  
James O. Hankins  
(As to Mortgagee)

TENANT:

RENCO DISCOUNT DRUG CENTERS OF SOUTH CAROLINA, INC.

By: Marvin Soliman  
Its Marvin Soliman, Vice President

Attest: Itzack A. Slone  
Its Itzack A. Slone, Assistant Secretary

LANDLORD:

PELIAM FOND COMPANY, INC.

By: W. R. Timmons III  
Its President

Attest: W. R. Timmons III  
Its Vice President

MORTGAGEE:

THE SOUTH CAROLINA NATIONAL BANK

By: Frank W. Wilson  
Its

Attest: Dobly Q. McLaughlin  
Its

RECORDED

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