

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) JULY 13, 1984  
 MODIFICATION AGREEMENT

WHEREAS, Bankers Trust of South Carolina (hereinafter the Bank) has heretofore made three loans to Carabo Capital, a South Carolina general partnership (hereinafter the Borrower), for which the Borrower has executed and delivered to the Bank three notes, the first Note dated May 13, 1982 in the principal sum of Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000.00) (hereinafter the First Note), the second Note dated February 15, 1983 in the principal sum of Nine Hundred Fifty Thousand Dollars (\$950,000.00) (hereinafter the Second Note), the third Note dated February 14, 1984 in the principal sum of One Million Four Hundred Thirty Thousand Dollars (\$1,430,000.00) (hereinafter the Third Note), and various security agreements and real estate mortgages including, without limitation, that certain mortgage dated February 14, 1984 recorded the 17th day of February, 1984 in Mortgage Book 1648, Page 552, and re-recorded the 16th day of March, 1984 in Mortgage Book 1652 at Page 580, RMC Office for Greenville County, South Carolina (hereinafter the Mortgage), as the same may have been amended heretofore by previous modification agreements between the parties, which mortgage conveys property now operated as a Bojangles Restaurant located at 6057 White Horse Road, Greenville, South Carolina 29611

\_\_\_\_\_ in said County and State; and

WHEREAS, the Bank has agreed to make an additional loan to Borrower in the amount of Five Hundred Fifty Thousand Dollars (\$550,000.00) provided certain requirements be met including, among others, (a) the modification of the Mortgage to secure the repayment of the additional loan and (b) the modification of the First, Second and Third Notes to include a cross default provision with respect to the additional loan.

NOW, THEREFORE, in consideration of the premises and in order to secure the repayment to the Bank of the additional loan