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GREENVILLE CO. S. C.

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MODIFICATION AGREEMENT

THIS AGREEMENT dated as of the 30<sup>th</sup> day of December, 1976 by and between INDUSTRIAL NATIONAL MORTGAGE COMPANY, a Rhode Island corporation with its principal place of business at 111 Westminster Street, Providence, Rhode Island (hereinafter called "Lender") and WOODWINDS LIMITED PARTNERSHIP, a limited partnership existing under the laws of the State of South Carolina and consisting of William B. Little of Charlotte, North Carolina as general partner and having a mailing address of 4000 Park Road, Charlotte, North Carolina (hereinafter called the "Borrower").

W I T N E S S E T H

1. WHEREAS, by Construction Loan Agreement ("Loan Agreement") and First Mortgage Note ("Note") both dated May 8, 1974, the Lender advanced to the Borrower the principal sum of \$1,650,000.00 (the "Loan") upon the terms and for the purposes set forth in the Loan Agreement, Note and related loan documents; and
2. WHEREAS, the Loan is secured by a first mortgage on certain premises together with buildings and improvements thereon situated in Greenville, South Carolina (a legal description of which appears on Schedule A attached) and by a first security interest in certain tangible and intangible assets of the Borrower, all as more fully set forth in a Real Estate Mortgage and Security Agreement (hereinafter collectively both as a mortgage and security

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