

GREENVILLE S.C.
 J. [unclear]
 DONALD [unclear]
 STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) SUBORDINATION NON-DISTURBANCE
) AND ATTORNMENT AGREEMENT

THIS AGREEMENT, made this 18th day of JANUARY, 1984
 between Bankers Trust of South Carolina, a South Carolina banking organization,
 with its principal place of business at 1301 Gervais Street, Columbia,
 South Carolina, (hereinafter called "Bankers Trust"); and Ashby's Ltd.,
 a Virginia Corporation (hereinafter referred to as "Tenant").

WHEREAS, by Lease Agreement dated July 27, 1983, (hereinafter
 called "Lease") Village Associates, a South Carolina general partnership
 (hereinafter called "Landlord") leased to Tenant and Tenant has rented
 from Landlord space as shown in the Lease Agreement (hereinafter called
 the "Premises") in a shopping center located at the junction of Haywood
 Road and Orchard Park Road in the City of Greenville, County of Greenville,
 and State of South Carolina, more particularly shown on a plat of said
 property surveyed for Landlord by Tri-State Surveyors dated July 27,
 1983, to be recorded in the office of the Register of Mesne Conveyance
 for Greenville County, South Carolina for a term of ten (10) years with
 one five (5) year renewal option.

WHEREAS, Bankers Trust is about to make a loan (hereinafter called
 "Loan") to Landlord, secured by a mortgage (hereinafter called "Mortgage")
 on the shopping building and surrounding real property (hereinafter
 called the "Mortgage Premises"):

NOW, THEREFORE, for and in consideration of the sum of One Dollar,
 cash in hand paid, receipt whereof is hereby acknowledged and in consideration

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