

pursuant to the terms and provisions of that certain Lease Agreement, hereinafter referred to as the "Lease", of record in Book 793 at page 379, of the Register of Deed Records of Greenville County, South Carolina, under the terms of which Lease the rental payable by Phillips to Servicetown is Three Thousand Three Hundred Fifty-seven Dollars and Seventy-five Cents (\$3,357.75) per month, and the term of said Lease is for a period expiring on the 1st day of October 1987, hereinafter referred to as the "end of the primary term".

On the same date Phillips subleased said property above referred to, to Servicetown by Agreement of Sublease, hereinafter referred to as the "Sublease", at a rental of Three Thousand Three Hundred Fifty-seven Dollars and Seventy-five Cents (\$3,357.75) per month.

In consideration of the mutual advantages to be derived therefrom, rentals due Phillips and payable by Servicetown under said Sublease for the period of time from the 1st day of January, 1968, to the 30th day of September, 1968, both inclusive, are hereby deferred, and are payable subsequent to their normal due date under the terms and provisions hereinafter set forth.

Interest at the rate of six percent (6%) per annum from the normal rental due date shall be paid by Servicetown to Phillips on the 1st day of each month commencing with the month of February, 1968, and continuing until said deferred rentals are paid in full.

The amount of said deferred rentals shall be payable in full in a lump sum, upon demand by Phillips upon or at any time after the termination of said Sublease above referred to, whether terminated by Phillips under its option or otherwise, or upon or at any time after the assignment of said Sublease by Servicetown to someone else; provided that Phillips may at its option elect

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