

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) NONDISTURBANCE AND ATTORNMENT AGREEMENT

This Agreement made and entered into this 9 day of August, 1977 by and between Heritage Federal Savings & Loan Association, formerly Laurens Federal Savings & Loan Association (hereinafter called the Mortgagee) and South Carolina Federal Savings & Loan Association (hereinafter called the Lessee)

W I T N E S S E T H :

THAT WHEREAS, the Mortgagee is the owner and holder of a mortgage given by Pleasantburg Shopping Center, Inc. in the original principal amount of Four Hundred Eighty-five Thousand and no/100 (\$485,000.00) Dollars, recorded April 22, 1976 in mortgage book 1365, page 610, Greenville County R.M.C. Office which mortgage constitutes a lien on certain real property located at the intersection of West Antrim Drive and Green Acre Road in Greenville, South Carolina and more specifically described on Exhibit A attached hereto (hereinafter called the Leased Property) which property is presently owned by Palmetto Real Estate Trust; and whereas the said Palmetto Real Estate Trust has entered into a lease agreement dated June 9, 1977 with the Lessee which covers the Leased Property for a term of years with certain options to renew, a copy of said lease agreement having been delivered to the Mortgagee and the Mortgagee hereby acknowledges receipt thereof; and

WHEREAS, one of the conditions of the Lessee's obligation under the said lease is the granting of a Nondisturbance Agreement on the part of the Mortgagee.

NOW THEREFORE, in consideration of the premises and in further consideration of the performance by the Lessee of its obligations as Lessee under the aforesaid lease, the parties do hereby agree as follows:

1. So long as the Lessee is not in default in the payment of rent or additional rent or in the performance of any of the terms of the lease, the Lessee's possession of the Leased Property and the Lessee's rights and privileges under said lease or any renewal thereof shall not be diminished or interfered with by the Mortgagee.

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S. O. C. A. I.