

REC'D CO. S. C.
DECEMBER 31 1979
WILSON
1124 PAGE 374

SUBORDINATION AND NON-DISTURBANCE AGREEMENT

THIS AGREEMENT, made this 31st day of December, 1979, by and between Wyche, Burgess, Freeman & Parham, P.A., a Professional Association with offices at Greenville, South Carolina (hereinafter referred to as "Lessee") and Liberty Life Insurance Company, a South Carolina corporation with principal offices located in Greenville, South Carolina (hereinafter referred to as "Lender").

WITNESSETH:

WHEREAS, by Lease dated December 30, 1974, amended April 1, 1976 and November 1, 1979, Jural Limited Partnership (hereinafter referred to as the "Lessor") leased and rented to Lessee certain premises located in Greenville County, South Carolina (hereinafter referred to as the "Property") a more particular description of which Property appears in Exhibit A, attached hereto and by this reference made a part hereof; and

WHEREAS, Lessor has applied for a loan in the amount of \$975,000.00 from Lender, and Lender has agreed to make such loan provided that Lessee subordinates the interest of Lessee under the Lease to the mortgage to be executed and delivered by Lessor to Lender; and

WHEREAS, Lessee wishes to aid the Lessor in acquiring the aforesaid loan and has agreed to such subordination upon certain terms and conditions;

NOW THEREFORE, for and in consideration of the premises and of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lender do hereby agree as follows:

1. Lessee does hereby subordinate the Lease, and the rights of Lessee thereunder, to the title and lien of that certain Mortgage executed or to be executed and delivered by Lessor to Lender to secure a loan in the amount of \$975,000.00 (hereinafter referred to as the "Mortgage"), and to any renewal, substitution,

RECORDED
INDEXED
DECEMBER 31 1979
WILSON
1124

4328 RV-2