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which is of record in the RMC Office for Greenville County, S. C., in Deed Book 607, at page 331, as additional security for said loan;

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One Dollar (\$1.00) paid by The South Carolina National Bank of Charleston, Greenville, S. C., to George J. Scarr, the receipt whereof is hereby acknowledged by George J. Scarr, the said George J. Scarr hereby assigns, transfers and sets over unto The South Carolina National Bank of Charleston, Greenville, S. C., the said lease entered into on August 22, 1958, between George J. Scarr as Landlord and McDuffie-Parker Furniture Company, as Tenant, together with all rentals accruing or to hereafter accrue from said property, as additional security for the note given by George J. Scarr to The South Carolina National Bank of Charleston, Greenville, S. C., in the amount of \$15,000.00, dated September 24, 1958, and for the consideration aforesaid, the said George J. Scarr hereby covenants and agrees to and with The South Carolina National Bank of Charleston, Greenville, S. C., that he will not, without the written consent of The South Carolina National Bank of Charleston, Greenville, S. C.:

- (a) Cancel said lease or accept a surrender thereof;
- (b) Reduce the rent;
- (c) Modify the said lease, either orally or in writing, so as to decrease the term of the lease; reduce the rent or diminish the obligation of the Tenant with regard to the payment of taxes and insurance;
- (d) Consent to an assignment of the Lessee's interest in said lease which will relieve the Tenant of liability for the payment of rent and the performance of the terms and conditions of the lease.
- (e) Collect rent further in advance than as provided in said lease;

and any of the above acts, if done without the written consent of The South Carolina National Bank of Charleston, Greenville, S. C.,

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