

performance of the terms and conditions of that certain note of even date herewith given by Main-Oak Inn Corporation to The South Carolina National Bank of Charleston, Greenville Branch, in the sum of Four Hundred Thousand and No/100ths (\$400,000.00) Dollars, secured by a mortgage of even date herewith given by Main-Oak Inn Corporation and L.F. Matthews, Ronald L. Kirkpatrick, Harold Matthews, D.M. Carothers and James C. Berry, a partnership, to the said The South Carolina National Bank of Charleston, Greenville Branch, upon the property of Main-Oak Inn Corporation, situate on the Northeastern corner of the intersection of North Main Street and Oak Street in the City of Greenville, County of Greenville, State of South Carolina. For the terms and conditions of said note and mortgage and a more particular description of the land described in said mortgage, reference is made to the said mortgage which is to be filed herewith for record in the R.M.C. Office for Greenville County, South Carolina.

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said lease, and to enforce the collection of same, and also to enforce all other provisions of said lease, so long as there is no default on the part of the undersigned in the payment of any installments of principal or interest as provided in the note hereinabove referred to, and so long as there is no breach in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that if the undersigned shall receive

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