

lease. The Lessee has now erected on a portion of said leased premises a certain building and has sublet the same, along with a portion of the leased premises, to Burger King of South Carolina, a South Carolina corporation. In connection with the construction of said building it is contemplated that Lessee will finance the cost of such improvements and secure a loan with a mortgage, encumbering these improvements and its leasehold estate. In the event Lessee conveys and creates a lien by mortgage on its leasehold estate in the leased premises to any life insurance company, lending institution, person or corporation, and such mortgagee shall notify Lessors in writing of its interest, then, any provision of the lease to the contrary notwithstanding, Lessors will not exercise any right granted under said lease or by law in the event of default of Lessee after receiving such notice of such mortgagee's interest until they shall first give to such mortgagee notice of default in writing by registered mail and thirty (30) days shall have expired from the date of posting such notice in the mail, addressed to such address as may be given by mortgagee to Lessors for such purposes, during which period such mortgagee shall have the right to pay any money or to do any acts or things which may be necessary to cure or rectify such defaults unless the nature of the default is such that it cannot be cured within such period, in which event the mortgagee shall have a reasonable time within which to cure such default. Further, if the default is such that the mortgagee cannot cure it or can cure it only by acquiring title and/or possession of the Lessee's leasehold estate, such mortgagee shall have

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