

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

ADDENDA TO LEASE

GREENVILLE COUNTY  
SOUTH CAROLINA  
1975

WHEREAS, on August 11, 1975, A & M South Carolina Corporation, hereinafter called the "Landlord", and Kenneth W. Lochridge and wife, Frances M. Lochridge, d/b/a Berea Hairstyling Center, hereinafter called the "Tenant", entered into a Lease Agreement whereby the Landlord demised and leased unto the Tenant the premises situated in Berea Plaza Shopping Center, Sulphur Springs Road in Berea, Greenville County, South Carolina, said premises being known as Berea Hairstyling Center, for an agreed consideration, and

WHEREAS, according to Article Three of said Lease the Tenant agreed not to assign, mortgage, pledge or encumber said Lease without first obtaining the written consent of the Landlord, but said Tenant was given the right to sublet the demised premises or any part thereof with the prior written consent of the Landlord and providing that in the event of such subletting the Tenant should continue to remain liable for and guarantee the terms, conditions and covenants of said Lease.

Now, therefore, for good and valuable consideration, the receipt of which is hereby acknowledged, the Landlord hereby agrees and covenants that said Tenant may assign said aforementioned Lease or sublet the demised premises to any responsible person or persons with the prior written consent of the Landlord, which consent shall not be unreasonably withheld, and upon assigning or subletting said Lease the Tenant shall be released and absolved from the performance of the terms, conditions and covenants of said Lease.

It is mutually agreed by and between the parties that any such assignee or sublessee shall assume and be responsible for the performance of all terms, conditions and covenants contained in the aforementioned Lease.

The Landlord and the Tenant agree that all of the provisions of this Addenda are to be construed as covenants and agreements and shall bind and inure to the benefit of the parties hereto, and their respective heirs, legal representatives, successors and assigns, and that so much of Article Twenty-Five of the Lease between the parties as refers to the right of the Tenant to assign its rights under said Lease shall be subrogated to the terms of the within Addenda to said Lease.

REC-20

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