

FILED
GREENVILLE

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NON-DISTURBANCE, ATTORNMEN AND SUBORDINATION AGREEMENT

THIS AGREEMENT, made this 16th day of September, 1983, by and between and among Dixie Electronics, Inc. ("Tenant"), E & H Properties, a South Carolina general partnership ("Landlord") and The Citizens and Southern National Bank of South Carolina ("Mortgagee");

WITNESSETH:

WHEREAS, Landlord is the owner and holder of fee simple title in and to certain real property (the "Premises") situated in Greenville County, South Carolina, and described in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, Landlord and Tenant have entered into that certain lease agreement ("Lease") dated September 16, 1983, demising a part of the Premises (the "Leased Premises"); and

WHEREAS, Landlord has assured payment to Mortgagee of those certain Greenville County, South Carolina, Industrial Revenue Bonds (E & H Properties Project) 1983 in the principal amount of Four Hundred Thousand and 00/100 (\$400,000.00) Dollars pursuant to that certain loan agreement between Greenville County and Landlord dated as of September 1, 1983 (the "Loan Agreement"), the County's rights thereunder having been assigned to Mortgagee; and

WHEREAS, payment by Landlord of the Bonds and performance and observance by Landlord of the terms and condition of the Loan Agreement have been secured by that certain mortgage and security agreement of even date herewith executed by Landlord to Mortgagee (the "Mortgage"); and

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