

NOW, THEREFORE, in consideration of the mutual covenants and terms herein, Greenville and Mortgagee agree to and hereby do amend the Mortgage Amendment of Mortgage (which along with this Second Amendment of Mortgage are hereinafter collectively called "Mortgage") so as to add thereto the following provisions:

1. Maintenance of Property. Greenville will keep its respective properties in good repair, working order and condition, and from time to time, to make all needed and proper repairs, renewals, replacements, extensions, additions, betterments and improvements thereto, so that the business carried on by Greenville may be properly and advantageously conducted at all times in accordance with prudent business management.

2. Inspection of Property. So long as any part of the Note remains unpaid, Greenville will permit any authorized representatives designated by the holder of the Note in writing to visit and inspect any of the properties of Greenville, including Greenville's affairs, finances and accounts with Greenville's officers, all at such reasonable times as said holder of the Note may request.

3. Payment of Taxes. Greenville will promptly pay and discharge all lawful taxes, assessments and governmental charges or levies imposed upon it or upon its income or profit, or upon any property, real, personal or mixed, belonging to it; provided, however, that Greenville shall not be required to pay any such tax, assessment, charge or levy, if the same shall not at the time be due and payable or can be paid thereafter without penalty or if the validity thereof shall currently be contested in good faith by appropriate proceedings and if Greenville shall have set aside on its books reserves deemed by it adequate with respect to any such tax, assessment, charge or levy.

4. Insurance. Greenville will at all times carry a minimum of insurance on all real estate and personal property as follows:

(a) Fire and Extended Coverage Insurance. Fire and Extended Coverage Insurance on all buildings, contents and structures above ground of Greenville in the amount currently being carried with not less than Eighty (80%) Percent coinsurance;

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