STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

SUBORDINATION OF LEASE

FOR VALUE RECEIVED, Children's Learning Center, Inc. does hereby subordinate all its rights as Tenant under that certain lease dated February 27, 1974, under the terms of which Land Lease Corporation, as Landlord, did demise and let certain real property in Greenville County, South Carolina, to the said Children's Learning Center, Inc., for a term of years, to that certain mortgage heretofore given by the said Land Lease Corporation to First Federal Savings and Loan Association of Greenville, dated May 7, 1975, and recorded in Mortgage Book1338, at Page 771, in the R.M.C. Office for Greenville County, South Carolina. The real property covered by said mortgage and by the lease hereinabove referred to is more particularly described as follows:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 1.20 acres, more or less, on the Easterly side of a 50 foot County Road (Larkspur) near the Southerly corner of the intersection of said 50 foot County Road with Cedar Lane Road, near the City of Greenville, County of Greenville, State of South Carolina, as shown on Plat entitled "Property of Land Lease Corp." prepared by Enwright Associates dated March 3, 1974, and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the Easterly side of said 50 foot County Road (Larkspur) at the joint corner of the premises herein described and other property now or formerly of the Mortgagor herein (said iron pin being S. 33-35 W. 522.5 feet from the Southerly side of Cedar Land Road) and running thence with the line of said other property of the Mortgagor herein S. 56-25 E. 308.71 feet to an iron pin in the line of property now or formerly known as Monaghan Subdivision; thence with the line of said Monaghan Subdivision property as follows: S. 79-56 W. 210.47 feet to a concrete monument and thence S. 69-04 W. 358.22 feet to an iron pin on the Easterly side of said 50 foot County Road (Larkspur); thence with the Easterly side of said 50 foot County Road the chords and distances of which are as follows: N. 57-52 E. 100.25 feet to an iron pin; thence N. 39-08 E. 106.6 feet to an iron pin and thence N. 33-35 E. 240.0 feet to the point of beginning.

1328 RV-2

2

1