

and held by Mortgagee pursuant to Assignment dated November 5, 1982, recorded in Mortgage Book 1585, Page 711 of said office. Mortgagee hereby covenants, warrants and agrees that the rights of the Lessee under that certain Lease between Lessor and Lessee, dated January 1, 1984, a Memorandum of which is recorded in the RMC Office for Greenville County, South Carolina in Deed Book 218, Page 609, shall remain in full force and effect during the term of the Lease, under all circumstances and notwithstanding any default with respect to the above mortgage or any other lien held by the Mortgagee and/or any foreclosure thereof, so long as the Lessee shall perform all of the Lessee's covenants and conditions under the Lease.

3. In addition, Mortgagee warrants, covenants and agrees that it will, prior to any foreclosure of any mortgage or other lien on this property, inform the Lessee of its intention to exercise its foreclosure rights, and the Lessee shall have the right, at its option, to cure any default by the Lessor under any mortgage or other lien instrument given, agreed to or suffered by Lessor with respect to the demised premises. Any payments made by Lessee to correct defaults of Lessor under any such mortgage or other lien instrument shall be credited against the rental payments next due under this Lease.

4. It is acknowledged and understood by both parties that the Lessee is under an obligation to Lessor under the attached Lease to pay an annual rental for the demised premises