

It is further agreed that the rights of the Lessee hereunder shall be and remain subordinate and inferior to the right and lien of any existing mortgage or mortgage subsequently placed upon the premises by the Lessor during the term of this lease and, in the event it should be requested by any person, firm or corporation making a loan or contemplating the making of a loan, with said property as security, to the Lessor during the term of this lease, the Lessee will execute any subordination agreement requested by it by such lender or by the Lessor, PROVIDED, HOWEVER, that any such mortgage or subordination agreement shall specifically recognize the existence of this lease and shall expressly provide that the Lessee's use and occupancy hereunder shall remain undisturbed so long as the Tenant is not in default.

The Lessor covenants and warrants that it is in possession of the property hereby leased, that the said property is in a good state of repair, and that the Lessor has good and lawful authority to enter in this lease for the full term hereof.

IN WITNESS WHEREOF, the Lessor and Lessee have caused their corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers, this the day and year first above written.

In the Presence of:

[Signature]
[Signature]
 As to Lessor

MEADORS MANUFACTURING COMPANY, INC. (LS)

By *[Signature]*
 President

And *[Signature]*
 Secretary
 Lessor

(CONTINUED)