

PARK GROUP also consents to those terms and conditions of said sublease which affect the rights of the PARK GROUP either as owners or lessors of the property.

2. The PARK GROUP agrees that so long as PERONE is not in default in the performance of the provisions and conditions of said sublease, they jointly and severally guarantee that he shall have quiet and peaceful use, enjoyment and possession of the premises described in said Sublease.

3. The PARK GROUP represent and warrant that there is no default in the loan from the South Carolina National Bank to them in the original amount of One Hundred Two Thousand and No/100 (\$102,000.00) Dollars, which is secured by a mortgage covering the property subleased to PERONE.

4. The PARK GROUP does hereby grant unto PERONE the options to purchase, contained in Paragraphs (4) and (5) of the aforementioned Sublease dated as of June 6, 1978, on the terms and conditions therein set forth.

Executed and delivered the day and year first above written.

[Signature]

[Signature]
CAROLD H. PARK

[Signature]

[Signature]
PATRICIA PARK

[Signature]

[Signature]
EUGENE S. WIGGINS

[Signature]

[Signature]
JEANINE S. WIGGINS

[Signature]

[Signature]
THOMAS P. JONES

[Signature]

[Signature]
ZADA JONES

[Signature]

[Signature]
EDWARD G. JONES

[Signature]
Witnesses as to PARK GROUP

[Signature]
OLIVIA JONES

(Signatures continued on Page Three)

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