

2. Tenant's option to purchase the leased premises as provided for in Article XXIII of the lease shall be subordinate to said mortgage from the Owner to Mortgagee and shall not be binding on Mortgagee, its successors or assigns nor on any purchaser at a foreclosure sale that may be held under the terms of said mortgage.

In order to carry out the above covenants and agreements, but subject to the provisions of paragraph 5 below, the Tenant does hereby release, remise and forever quitclaim unto Mortgagee any and all interest of the Tenant in the hereinafter described lands acquired by the above referred to lease to the extent that the lease now held by the Tenant, and specifically Article XXIII of said lease, shall be subordinate to a mortgage upon the hereinafter described lands to secure the above mentioned note and indebtedness to the Mortgagee, said mortgage to be filed for record in the proper registry of the county aforesaid.

3. It is expressly understood and agreed that except for the above covenants and agreements and subordination the aforesaid lease agreement now held by the Tenant shall be and shall remain in full force and effect.

4. The lands above referred to are more particularly described as follows:

ALL that certain piece, parcel or lot of land lying in Greenville County, South Carolina, on South Carolina Highway 14, consisting of 3.36 acres according to the plat entitled "Property of the Macke Company," dated September, 1978, prepared by Dalton & Neves Company, Engineers, recorded in the RMC office for Greenville County of South Carolina in Plat Book 6T at page 84.

5. Mortgagee hereby recognizes the above identified lease, and agrees that Tenant's rights under the said lease to peaceful possession and enjoyment of the premises and the exercise of all of Tenant's rights under the terms of said lease, including any extension or renewal thereof, shall be absolute and unconditional and shall not be disturbed so long as Tenant shall promptly make the rental and other payments prescribed by said lease and shall not otherwise default in any of its obligations thereunder; provided, however, that notwithstanding anything contained herein to the contrary, Tenant's option to purchase the leased premises as provided for in Article XXIII of the lease shall not be binding on Mortgagee, its successors or assigns nor on any purchaser at a foreclosure sale that may be