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1. Old Court, for itself, its successors and assigns, agrees with Tenant that so long as Tenant, its successors and assigns, are not in default under any of the terms, covenants and conditions on the part of the Tenant to be performed and observed under the Lease as would permit Landlord to re-enter and terminate the Lease, Tenant and its successors and assigns, shall be entitled to remain in possession of the premises and Old Court will not disturb its peaceful possession thereof, for the original term and any renewals thereof;

2. Tenant agrees with Old Court, its successors and assigns, that in the event of a foreclosure sale under either of Old Court's liens, Tenant shall promptly attorn to the purchaser at the foreclosure sale under all of the terms, covenants and conditions of the Lease for the balance of the then current term.

3. All of the terms, covenants and conditions hereof shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be properly executed and sealed the day and year first above written.

WITNESSES:

[Signature]
[Signature]

[Signature]
[Signature]

JHC ENTERPRISES, INC.

By: [Signature]
Its: [Signature]

OLD COURT SAVINGS AND LOAN, INC.

By: [Signature]
Its: [Signature]

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