FILED
GREENVILLE, S.C.
JUN 25 3 33 PM '81
DONNIE S. TANKERSLEY
R.M.C.

Record and Return to
Joan Evans
Southeast First National Bank
of Miami
100 S. Biscayne Boulevard
Miami, Florida 33131

MODIFICATION AND EXTENSION AGREEMENT

This Agreement, made this 25th day of June, 1981 between SOUTHEAST FIRST NATIONAL BANK OF MIAMI, a national banking association organized and existing under the laws of the United States of America, hereinafter referred to as "Southeast", and KOGER PROPERTIES, INC., a Delaware Corporation, hereinafter referred to as "Koger",

W I T N E S S E T H :

WHEREAS, Koger has made and issued its promissory note dated the 29th day, of February, 1980 evidencing an original indebtedness of One Million Two Hundred Thousand Dollars ($1,200,000.00) and to secure said note, Koger executed and delivered to Southeast a mortgage of even date with said note and recorded same in Official Records Book 1497, page 311 in the ~~public records~~ R.M.C. Office of Greenville County, South Carolina, and

WHEREAS, Southeast as owner and holder of said note and mortgage, and Koger mutually desire to modify and amend the provisions of the same in the manner hereinafter set out, it being specifically understood that except as herein modified and amended, the terms and provisions of said note and mortgage shall remain unchanged and continue in full force as therein written.

NOW, THEREFORE, Southeast and Koger in consideration of the premises and of good and valuable consideration, the receipt of which is hereby acknowledged by each, do hereby agree that said note and mortgage should be, and the same hereby are, modified and amended to provide as follows:

The maturity date of said note is hereby extended from August 31, 1981 to November 30, 1981 with future advances to be permitted to the extended maturity date.

All terms, conditions and provisions of said mortgage except as expressly altered hereby shall remain in full force and effect and nothing herein shall be construed to effect or otherwise waive the priority of said mortgage.

This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF this instrument has been executed by the parties hereto and delivered on the day and year first above written.

SOUTHEAST FIRST NATIONAL
BANK OF MIAMI

Attest: Bruce P. Stinchcomb By: Joan B. Evans
Corporate Banking Officer Corporate Banking Officer

KOGER PROPERTIES, INC.

Attest: W. Lawrence Jenkins By: Henry D. Fisher

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