

STATE OF SOUTH CAROLINA                    )  
   )           MODIFICATION OF LEASE  
 COUNTY OF GREENVILLE                    )

THIS AGREEMENT is for the purpose of modifying the Lease Agreement dated March 18, 1965, entered into by and between William K. Stephenson, as Trustee, as Lessor, and John Z. Leigh, as Lessee.

Reference is made to Paragraph No. (7) on page 3, entitled "Subletting". This paragraph in effect says that the Lessee may not sublet the premises or assign his interest in the lease without first obtaining the written consent of the Lessor, which consent shall not be unreasonably withheld. This means that the Lessor exercises control within reason, in approving a sublessee or assignee. Refusal of the Lessor to approve would have to be based upon the undesirability of such sublessee or assignee, or the fact that the premises would be used for an illegal or immoral purpose, or for some purpose that was hazardous to the premises.

Reference is made to the provision entitled "Option to Renew", found on page 4 of the lease. In the first paragraph of this provision the Lessee is granted an option to renew the lease for an additional term of one (1) year by giving Lessor written notice of his intention to renew at least ninety (90) days prior to the expiration of the lease. It is hereby agreed that this period of time is reduced to thirty (30) days prior to the expiration of this lease.

In all other respects the lease shall remain unaltered and unchanged.

This the 23rd day of March, 1965.

IN THE PRESENCE OF:

<p><u>Elizabeth P. Lawton</u></p> <p><u>Erinice D. Halton</u></p>	<p><u>William K. Stephenson</u> (LS)                  Trustee for Robert A. Dobson, Jr.,                  Harry R. Stephenson, Jr. and William                  K. Stephenson, under Agreement dated                  January 15, 1959.                  Lessor</p> <p><u>John Z. Leigh</u> (LS)                  Lessee</p>
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