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LEASE MODIFICATION AGREEMENT

AGREEMENT made this 21st day of October, 1970, by and between U.S.I. F. BELL TOWERS CORP., a South Carolina corporation (hereinafter called the "Landlord"), and BELL TOWER SHOPPING CENTER OF GREENVILLE, INC., a South Carolina corporation, (hereinafter called the "Tenant").

WITNESSETH:

WHEREAS, Landlord has leased to Tenant those certain premises known as Bell Tower Shopping Center, situate on the western side of Church Street in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described in that certain lease made as of the 15th day of May, 1969, between said parties; and

WHEREAS, Landlord and Tenant desire to modify and amend said Lease, in the manner hereinafter provided.

NOW, THEREFORE, in consideration of the premises and the sum of One (\$1.00) Dollar and other good and valuable consideration paid by the Tenant, the receipt of which is hereby acknowledged by the Landlord, the Landlord and Tenant hereby mutually agree for themselves, their successors and assigns as follows:

A. Section 1.1 of Article 1 is hereby modified and amended in the following manner:

(i) The subparagraph entitled "TO HAVE AND TO HOLD", is modified and amended to read as follows:

"TO HAVE AND TO HOLD unto Tenant, its successors and assigns for a term of years which shall commence on the 1st day of September, 1970, and shall end on the fiftieth (50th) anniversary of said date (unless such term shall be sooner terminated as hereinafter provided)".

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