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ELIZABETH RIDDLE
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NON-DISTURBANCE AGREEMENT

THIS IS AN AGREEMENT, dated this 10th day of April, 1972,
by and between ROSE M. CUNNINGHAM, Individually and as Executrix of the will
of E. F. Cunningham, deceased, (Hereinafter called "Owner") and MOBIL OIL
CORPORATION, a New York Corporation, (hereinafter called "Mobil").

BACKGROUND

A. Owner by Lease Agreement dated March 23, 1972, leased a portion
of her property, in or about the Northeast corner of Wade Hampton Boulevard
and Edwards Mill Road, Taylors Town, County of Greenville and State of South
Carolina, to Properties Unlimited, Inc., a South Carolina corporation ("Pro-
perties"). A copy of said Lease Agreement ("the Lease Agreement") is attached
hereto and made part hereof as Exhibit A.

B. Properties by Lease CO-952C (5-69) dated October 28, 1971,
leased a portion of the premises described in the Lease Agreement to Mobil.
A copy of said Lease CO-952C (5-69) ("the Mobil Lease") is attached hereto
and made part hereof as Exhibit B.

C. For their mutual benefit the undersigned make the agreements
herein contained.

WITNESSETH:

1. That Owner and Mobil represent and agree:

(a) That Owner is the landlord named in the Lease Agreement,
that said Lease Agreement is in full force and effect and there are no
defaults thereunder.

(b) That Owner is vested with title in fee simple to the pro-
perty described in Lease Agreement, free and clear of all liens and encum-
brances, except the Lease Agreement and those liens and encumbrances therein
set forth.

(c) That Owner consents to the Mobil Lease and agrees that in
the event of the cancellation, termination, expiration or surrender of the
Lease Agreement, the Mobil Lease shall be binding upon her with the exception
of Paragraphs 8 and 16 and shall continue in full force and effect, with these
exceptions only for the full unexpired term and any renewals or extensions
thereof, and upon the cancellation, termination, expiration or surrender of
the Lease Agreement, Owner shall immediately become and be vested with all

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