

GADDY & DAVIS
P. O. BOX 10257
GREENVILLE, S. C. 29603

RECORDED
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NONDISTURBANCE AGREEMENT

BOOK 1135 PAGE 98

This Nondisturbance Agreement, made the 31st day of March, 1980, by and between The Golden Corral Corporation, a North Carolina corporation qualified to do business in Greenville, South Carolina, hereinafter called "Tenant", and Fidelity Federal Savings & Loan Association, hereinafter called "Lender".

WHEREAS, Tenant has entered into a Lease with Douglas O. Taylor and wife, Dorothea Bruce Taylor, for the leasing of the hereinafter described premises which has been recorded in the proper public records; and,

WHEREAS, Landlord hereinabove mentioned has negotiated for a loan with Lender and Lender has required that a mortgage lien be placed upon the demised premises; and,

WHEREAS, Lender, in consideration of the loan, among other requests, has demanded that Tenant subordinate its interest in the demised premises pursuant to the Lease to Lender's mortgage lien above mentioned;

NOW, THEREFORE, for and in consideration of mutual promises and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, to-wit:

1. That Tenant acting through its duly authorized below named agent, does hereby subordinate the above mentioned Lease, and all of its rights thereunder, except as hereinbelow stated, to the first mortgage lien of the above named Lender, said mortgage being in the principal amount of Two Hundred Five Thousand and no/100 (\$205,000.00) Dollars recorded in the R. M. C. Office of the County of Greenville, State of South Carolina on September 21, 1979 in Mortgage Book 1481 at Page 644

Said mortgage shall operate as a first lien and mortgage, according to its terms and provisions, against the property described below, and the Lease held by Tenant described above shall be second in rank and subordinate thereto.

The subordination hereinabove and the terms of this Nondisturbance Agreement shall affect the following described demised premises, to-wit:

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