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PRIOR LIENHOLDER'S AGREEMENT

This PRIOR LIENHOLDER'S AGREEMENT is by and between FIRST COMMERCIAL BANK (the "Prior Lienholder") and SOUTHERN DEVELOPMENT COUNCIL, INC. (hereinafter along with its successors and assigns, the "CDC").

RECITALS

WHEREAS, MARK D. KIDD, D.V.M. and DOUBLE OAK MOUNTAIN ANIMAL CLINIC, P.C. (the "Borrower") is the owner of the real estate described on the attached Exhibit A (the "Real Estate"). Prior Lienholder has made a loan in the original principal amount of \$580,000.00 (the "Prior Loan"). The Prior Loan is secured by a first Mortgage dated December 12, 1996 and recorded as Instrument 1996-41632 in the Office of the Judge of Probate of Shelby County, Alabama, an Assignment of Rents and Leases dated December 12, 1996 and recorded as Instrument 1996-41634, in said probate office, and a Financing Statement recored as Instrument 1996-41633 in said probate office (collectively the "Prior Mortgage"). The Prior Loan is further secured by a security interest in the equipment and machinery (the "Equipment") owned by Borrower (the "Security Interest").

WHEREAS, CDC has agreed to make a loan in the amount of \$278,000.00 (the "504 Loan") to Borrower. The 504 Loan will be secured by a mortgage (the "504 Mortgage") to be recorded in the Office of the Judge of Probate of Shelby County, Alabama, contemporaneously with this agreement, and a security interest in the Equipment.

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing recitals, the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Balance of the Prior Loan. Following the funding of the 504 Loan, Prior Lienholder will receive \$267,200.00 from CDC in accordance with instruction given to CDC by Borrower. Such \$267,200.00 will reduce the note secured by the Prior Mortgage, and Security Interest, and the principal balance of the Prior Loan will upon such reduction be no more than \$312,800.00, and will be the only obligation superior to Borrower's obligations to CDC which are secured by the Mortgage, and the Security Interest.

2. Subordination of Future Advances. Except for liens arising from advances under the Prior Mortgage or Security Interest intended to preserve the Real Estate or Equipment and made pursuant to the Prior Mortgage or Security Interest, any lien securing any sum advanced to Borrower by Prior Lienholder after the date of this Agreement will be subordinate to the lien created by the 504 Mortgage and the security interest in favor of CDC in the Equipment.

3. Waiver of Enforcement of Covenant Not to Encumber the Real Estate. If the

Prior Mortgage or any document evidencing the Prior Loan contains any provision prohibiting Borrower from further encumbering the Real Estate, Prior Lienholder waives its right to enforce any such provision as it might apply to the lien arising from the 504 Mortgage securing or any document evidencing the 504 Loan.

4. Notice of Default Under the Prior Loan. If an event of default occurs under the Prior Mortgage or any document evidencing the Prior Loan, Prior Lienholder will give CDC and the U.S. Small Business Administration (the SBA) written notice of the event of default within thirty (30) days after the occurrence of the event of default. After an event of default, Prior Lienholder will not sell all or any portion of the Real Estate without giving CDC and the SBA at least sixty (60) days' prior written notice of its intent to sell the Real Estate or any portion thereof. Notice under this Section shall be deemed to have been given when sent by certified or registered mail, return receipt requested, addressed, as the case may be, to CDC, SOUTHERN DEVELOPMENT COUNCIL, INC. at 4101-C Wall Street, Montgomery, Alabama, 36106, and to the SBA at its Birmingham District Office, Suite 200, 2121 Eighth Avenue North, Birmingham, Alabama 35203-2398, Attention: District Counsel.

5. Successors and Assigns. This Agreement shall inure to the benefit of and bind the respective parties to this Agreement and their successors and assigns.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10 day of March, 1998.

FIRST COMMERCIAL BANK

By: [Signature]
(Its [Signature])

ACKNOWLEDGED AND CONSENTED TO:

DOUBLE OAK MOUNTAIN ANIMAL CLINIC, P.C.

By: [Signature]
Mark D. Kidd, D.V.M. (Its President)

[Signature]
MARK D. KIDD, D.V.M. (Individually)

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hamp H. Greene IV, whose name as Assistant Vice President of FIRST COMMERCIAL BANK, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 10 day of March, 1998.



NOTARY PUBLIC

My Commission Expires: 10/10/2001

THIS INSTRUMENT PREPARED BY:

William B. Hairston III
ENGEL HAIRSTON & JOHANSON, P.C.
4th Floor 109 North 20th Street
P.O. Box 370027
Birmingham, Alabama, 35237-0027
(205) 328-4600

EXHIBIT "A"

TO

**MORTGAGE
AFFIDAVIT AND AGREEMENT
LESSOR'S AGREEMENT
ASSIGNMENT OF LEASE
FINANCING STATEMENT (UCC-1)
PRIOR LIENHOLDER'S AGREEMENT
ASSIGNMENT OF LEASES AND RENTS
ESTOPPEL CERTIFICATE AND ATTORNEY AGREEMENT
HAZARDOUS SUBSTANCE INDEMNIFICATION AND WARRANTY AGREEMENT**

BORROWER: MARK D. KIDD, D.V.M. and DOUBLE OAK MOUNTAIN
ANIMAL CLINIC, P.C.

LENDER: SOUTHERN DEVELOPMENT COUNCIL, INC.

A parcel of land located in the NW 1/4 of SE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of Section 5, being the point of beginning; thence run South along the West line of said SE 1/4 a distance of 169.44 feet; thence left 90°28'53" a distance of 206.25 feet to the West right of way of U.S. Highway 280; thence left 92°21'30" along said right of way, a distance of 169.58 feet to the north line of said NW 1/4 of SE 1/4; thence left 87°38'30" leaving said right of way run west along the north line of said NW 1/4 of SE 1/4 for a distance of 197.85 feet to the point of beginning.

Inst # 1998-09390

Ex.a 12/29/97 8:24am

**03/18/1998-09390
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.00**