

Drawn By: Alvin L. Atkinson
Mail To: Wachovia Bank of North Carolina P.O. Box 3099 Winston-Salem, NC 27150
Name Street or Box City, State, Zip

Modification and Extension Agreement

STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

THIS AGREEMENT, made this 21st day of January, 1993-
between WACHOVIA BANK OF NORTH CAROLINA, N.A., a national banking association organized under the laws of the United States of America ("the Bank"), T & T Associates, A North Carolina General Partnership

("the Grantors"), and Vickie M. Ball
of Forsyth County, North Carolina ("the Trustee").

Substitute
WITNESSETH:

WHEREAS, the Grantors have made and issued their promissory note, dated the 15 day of June, 1989
made part hereof by this reference as fully as if set out herein verbatim ("the Note"), evidencing an original indebtedness of Five Hundred
Five Thousand and No/100 Dollars
(\$ 505,000.00) and to secure the Note, the Grantors executed their deed of trust of even date with the Note and recorded in Book 1669

Page 177 Forsyth County Registry made part herof by this reference as fully as if set out herein verbatim ("the Deed of Trust"); And modified by agreement dated April 30, 1991 and recorded in Book 1718, page 0928, Forsyth County registry AND, WHEREAS, the Bank, as holder and owner of the Note and Deed of Trust and the Grantors mutually desire to modify and amend the provisions of the same in the manner hereinafter set out, it being specifically understood that except as herein modified and amended, the terms and provisions of the Note and the Deed of Trust shall remain unchanged and continue in full force as therein written.

NOW, THEREFORE, the Bank and the Grantors in consideration of the premises and the sum of One Dollar (\$1.00) to each in hand paid by the other, receipt of which is hereby acknowledged by each, do hereby agree that the Note and the Deed of Trust should be, and the same hereby are, modified and amended to provide as follows:

[Here, type the new payment procedure, maturity date, additional covenant or other change to be made in the instrument]

"SEE ATTACHED SCHEDULE A"

IT IS MUTUALLY AGREED by and between the parties hereto that nothing herein contained shall impair the security now held or said indebtedness, nor shall waive, annul, vary or affect any provision, condition, covenant, or agreement contained in the Note or the Deed of Trust, except as herein amended, nor affect or impair any rights, powers or remedies under the Note and the Deed of Trust, or either of them. Furthermore, the Bank does hereby reserve all rights and remedies it may have as against all parties secondarily liable for repayment of the indebtedness evidenced by the Note.

The Trustee joins in the execution of this Agreement as evidence of his knowledge of the provisions hereof and his consent to the modifications herein made. This Agreement shall be binding upon any assignee or successor in interest of the parties hereto.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto and delivered on the day and year first above written.

WACHOVIA BANK OF NORTH CAROLINA, N.A.

Attest:

Spencer D. Hamrick Jr.
Assistant Secretary



Secretary

[CORPORATE SEAL]

Christine S. Craver
Witness

6276 (5/91)

By: Martin H. Sugg
Vice-President

GRANTORS T & T Associated, A NC General Partnership

X Hugo A. Tettamanti (SEAL)
Grantor - Individual Partner

X Jaime E. Trujillo (SEAL)
Grantor - Individual Partner

(Name of Corporation)

By: _____
President

TRUSTEE

Vickie M. Ball (SEAL)
Trustee

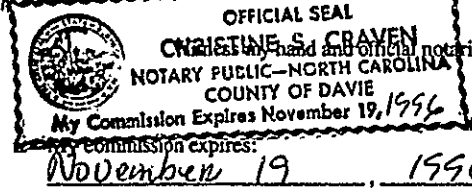
X Hugo A. Tettamanti (SEAL)
GUARANTORS
Guarantor Hugo Tettamanti

X Antonio Tettamanti (SEAL)
Guarantor Antonio Tettamanti

X Jaime E. Trujillo (SEAL)
Guarantor Jaime E. Trujillo
(SEAL) Wachovia Bank of North Carolina, N.A. [NC]

BK1786 P4340

STATE OF NORTH CAROLINA, COUNTY OF Forsyth
I, CHRISTINE S. CRAVEN, a Notary Public of DAVIE County, North
Carolina certify that HUGO A. TETTAMANTI, ANTONIA G. TETTAMANTI
JAIMÉ E. TRUJILLO, and ELENE TRUJILLO
each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and official notarial seal, this 21st day of JANUARY, 1993.
Christine S Craven
Notary Public

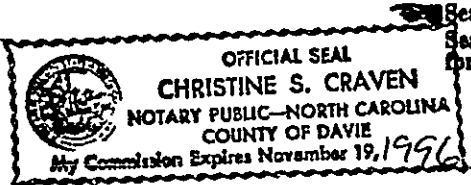
STATE OF NORTH CAROLINA, COUNTY OF Forsyth
I, Lynda M. Hill, a Notary Public of Forsyth County, North
Carolina certify that Vickie M. Ball, Trustee
, and _____
each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official notarial seal, this 24 day of February, 1993.
LYNDA M. HILL
NOTARY PUBLIC
Lynda M. Hill
FORSYTH COUNTY, NC Notary Public

My commission expires: 12 May 1997 Commission Expires 12 May 1997

STATE OF NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)
I, CHRISTINE S. CRAVEN, a Notary Public of DAVIE County, North Carolina, do
(Name of officer) (Name of County and State where Notary qualified)
certify that Hugo A. Tettamanti, partner and Jaime E. Trujillo, partner of T&T Associated
A NC General Partnership
the maker(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 21st day of JANUARY, 1993.
Christine S Craven
(Signature of Officer) Notary Public.



Seal must appear here. Seal must be impressed sufficient for the notary's name to be readable.
My commission expires November 19, 1996

STATE OF NORTH CAROLINA, COUNTY OF Forsyth
I, Lynda M. Hill, a Notary Public of Forsyth County, North
Carolina certify that Spencer D. Hamrick Jr personally appeared before me this day and acknowledged
that he is Assistant Secretary of Wachovia Bank of North Carolina, N.A., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument
was signed in its name by its Vice President, sealed with its corporate seal, and attested by himself as its Assistant Secretary.

Witness my hand and notarial seal, this 24 day of February, 1993.
LYNDA M. HILL
NOTARY PUBLIC
Lynda M. Hill
FORSYTH COUNTY, NC Notary Public

My commission expires: 12 May 1997 Commission Expires 12 May 1997

STATE OF NORTH CAROLINA, COUNTY OF Forsyth
The foregoing certificate(s) of Christine S. Craven NP DAVIE CO. NC + Lynda M. Hill Notary Public(s) of
Forsyth Co. N.C. County, North Carolina, are certified to be in due form and
according to law. Let the said instrument be registered.
This the 30 day of June, 1993.

L.E. SPEAS, REGISTER OF DEEDS
Janet Golden Speas
FORSYTH County

Register of Deeds, _____ County
Presented for
REGISTRATION
AND RECORDED
Filed for registration on the _____ day of _____, at _____ o'clock, _____ M., and recorded in
the office of the Register of Deeds, _____ County, N.C., in Book _____ Page _____

'93 JUN 30 P3-38
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
Janet Bottoms
\$10.00 pd.

BK1786 P4341

T&T Associates, A North Carolina General Partnership

SCHEDULE A

Effective June 1, 1992, the Note shall bear interest at the rate per annum equal to zero percent (0%) above the Bank's "Prime Rate." As used herein, Prime Rate means that interest rate so denominated and set by the Bank from time to time as an interest rate basis for borrowings. The Prime Rate is but one of several interest rate bases used by the Bank, and the Bank lends at rates above and below the Prime Rate. Changes in the Prime Rate shall be effective on the day of such change.

AA-TT-XF