

in which to examine the title and to notify Lessor whether or not the title is acceptable to Lessee. If Lessee is willing to accept Lessor's title and consummate the purchase, then Lessor shall, within ten (10) days after written notice thereof from Lessee, convey the premises to Lessee by general warranty deed, free and clear of all liens and encumbrances, (including, without limiting the foregoing, the rights of homestead, dower and/or curtesy) and deliver such deed to Lessee upon the payment or delivery of the consideration. Lessee shall continue to pay the rentals accruing hereunder from and after the date Lessee notifies Lessor of the exercise of said option, but upon the consummation of the purchase all such rentals so paid by Lessee shall be reimbursed to Lessee by deducting same from the cash or other consideration to be paid for the property. Lessee may also deduct from the purchase price any indebtedness owing by Lessor to Lessee, together with legal interest thereon, whether growing out of this lease or otherwise. If the original and /or extended term of this lease expires before the purchase is consummated as herein provided, then this lease shall be automatically extended at and for the same rental and under the same terms and conditions to the date on which the purchase is consummated or Lessee notifies Lessor that it is not willing to consummate the purchase. If Lessee purchases the property, then contemporaneously with the conveyance of the property to Lessee this lease shall become null and void, without further notice, and Lessee shall thereupon be released and discharged from all further rentals and other obligations on the part of the Lessee to be paid, kept and performed.

18. The payments made and to be made hereunder by Lessee to Lessor shall be considered sufficient consideration for any and all options herein granted by Lessor to Lessee.

19. Any notices under or inquiries regarding this lease shall be delivered to Lessor at Greenville, S.C. and to Lessee at 35 East Wacker Drive, Chicago, Illinois, or such other address as the parties may from time to time designate in writing. Notice may be given by registered mail, and in such event the date of service shall be the date on which the notice is deposited in a United States Post Office properly stamped and addressed.

20. It is expressly understood and agreed by and between Lessor and Lessee that there is no verbal understanding or agreement which in any way changes the terms, covenants and conditions herein set forth; and further, that this lease shall not be binding upon Lessee unless executed by a duly authorized officer or agent of Lessee.

21. Lessee is hereby granted the option of extending this lease for an additional period of Five (5) years from and after the expiration of the original term of this agreement, under the same terms and conditions as outlined herein for the original term hereof, by giving to Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.

IN WITNESS WHEREOF, the parties have caused the due execution of this agreement in duplicate on the day and year above first written.

WITNESSES AS TO LESSOR:

L. L. Echols  
Geneva Gosnell

Talmer Cordell (SEAL)  
Lessor