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Lessor shall remove any liens, encumbrances, defects, and objections shown by such evidence within ninety (90) days after notice from Lessee to Lessor of such title defects unless the time therefor shall be by Lessee extended, and in the event such liens, encumbrances, defects and objections be not cured within the ninety (90) day period aforesaid or extended period if granted, Lessee may elect to accept title as disclosed by said evidence. In the event Lessor shall fail to cure said liens, encumbrances, defects and objections disclosed by said evidence and Lessee shall not elect to accept the same, then Lessee shall have the right to cancel and terminate this lease, and the same shall become null and void.

Lessee is not obligated to make any payment of rent hereunder until such time as it shall have been satisfied as to Lessor's title in the manner first provided herein and it is understood that any payment of rent made by Lessee prior to Lessee's acceptance of the title shall not be construed as a waiver of any of its rights under this lease.

Lessee shall provide and maintain in effect public liability insurance to protect and indemnify Lessor, as well as Lessee, against all claims and liabilities for personal injuries, or death, or for damage to property caused or growing out of or happening in connection with the use of said bulk plant premises by Lessee. The limits of such liability insurance shall be FIFTY THOUSAND (\$50,000.00) DOLLARS for any one person injured or killed, and ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) DOLLARS for any accident and FIVE THOUSAND (\$5,000.00) DOLLARS for property damage.

If, before the recording of this lease in the manner and as provided by law, the demised premises shall be subjected to any lien, whether by way of Mortgage, Deed of Trust, Security Deed, or otherwise, Lessor agrees, as a condition of this lease, to secure a subordination of such lien or liens and to cause such subordination agreement to be a provision or part of any such Mortgage, Deed of Trust, Security Deed or other instrument.

It is understood that all the terms and conditions of this lease are embodied herein; and there shall be no amendment hereof except in writing by Lessor and an executive officer of Lessee; and that further, this lease may not be cancelled before the expiration of the term hereof or the extension thereof as herein provided, except upon the terms and conditions incorporated herein, or, through agreement in writing between Lessor and an executive officer of Lessee.

All notices herein provided for shall be in writing, and may be given as provided by the statutes of the State of South Carolina or in the following manner: Notice may be given Lessee by depositing same in the United States registered mail, postage prepaid, in an envelope addressed to Lessee at its business address shown above, or delivered in person to any of its officers or managers; notice may be given Lessor by depositing same in the United States registered mail, postage prepaid, in an envelope addressed to Lessor and directed to it at the address of Lessor or delivered in person.

This agreement and all of the covenants, terms, obligations and conditions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

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