

realty and belong to the Lessor at the termination of this lease and may not be removed. Any proposed construction or changes in the demised premises must meet the approval of the Lessor.

12. It is understood by the parties that the Lessor does not yet own the premises which are hereby demised and it is further understood and agreed that this agreement is contingent and conditioned upon the Lessor's being able to secure fee simple and unrestricted title thereto. If the Lessor cannot obtain valid title to said premises within 30 days of the date of execution hereof, this agreement may be voided at the option of either party upon written notice to the other within five days after expiration of the 30 day period. If Lessor obtains title within the required period or if neither party elects to cancel as provided above, this agreement will automatically become effective and enforceable upon the lapse of 35 days from date.

13. In the event that improvements to be constructed upon the premises are completed prior to the effective date of this lease and Lessees elect to go into possession thereof prior to such date, rent for such period shall be paid by Lessees at the monthly rate herein established. In the event that Lessees should continue to occupy said premises beyond the term of this lease and no new lease is entered into by the parties, the terms of this lease shall continue to govern the tenancy, except that said occupancy shall be deemed to be on a month to month basis.

14. The situs of this agreement is South Carolina and all questions pertaining to its validity and construction shall be determined in accordance with the laws of South Carolina.

WITNESS our hands and seals the dates below written.

WITNESSES:

Lawrence M. McFarland

Walter K. K. K. K.  
AS TO LESSOR

Citizens and Southern National Bank of South Carolina as Trustee under agreement with H. Grice Hunt dated December 28, 1961

By [Signature]  
Trust Officer

By [Signature]  
Assistant Trust Officer

Date April 3, 1963

LESSOR