

6. The terms and conditions of this option shall be made a part of the Lease, and the remaining terms, covenants and conditions of the Lease shall be furnished by Imperial from its standard lease form, to be mutually agreed upon by the parties hereto.

7. Upon the exercise by Imperial of this option, the parties hereto will forthwith open a ninety (90) day escrow, and each of the parties will, on demand, execute and deliver in such escrow all documents necessary to consummate the transaction between the parties. Lessor will furnish Lessee with a Leasehold Title Policy. Whenever mentioned in this option the word "escrow" refers to any local customary procedure for the purpose of consummating transactions such as the one here involved. Imperial will deposit in such escrow the sum of Four Thousand Eight Hundred No/100 Dollars (\$4800^{00/100}), which shall be applied by Lessor to the payment of rents accruing immediately following the twentieth (20th) month after Imperial is given possession of the property.

8. Wherever used in this Option to Lease, the singular shall include the plural, the word loan shall include construction and permanent loans and any other extensions of credit, and the word mortgage shall include deed of trust.

9. This option shall be exercised by Imperial mailing written notice by registered or certified mail to Lessor, at the following address: P.O. Box #1805, Greenville, S.C.

10. Upon the conclusion of the escrow period herein mentioned, Lessor agrees to pay a real estate commission in the amount of Five Thousand Six Hundred No/100 Dollars to Central Realty Corp. and Management Directions, Inc. to be divided one-half (1/2) to each and W.E. Shaw, to be divided one-third to each.

Signed at Greenville, S.C. on January 8, 1964
City and State Date

Witness:
W. T. Patrick
J. Norwood

CENTRAL Realty Corp.
CO-Blending, Inc.
W.E. Shaw
LESSORS

STATE OF SOUTH CAROLINA:
COUNTY OF GREENVILLE:

P R O B A T E

PERSONALLY appeared before me J. W. Norwood, Jr. and made oath that he saw Wm. R. Timmons, Jr., as President, and W. E. Shaw, of Central Realty Corporation, a corporation chartered under the laws of the state of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written instrument, and that he with W. T. Patrick, witnessed the execution thereof.

SWORN TO before me this 8 day)
of January, 1964,)
Gilbert H. Padman)
Notary Public for South Carolina.)

J. W. Norwood, Jr.

Recorded January 21, 1964 At 8:30 A.M. # 20527