

TERM OF LEASE: The original term of this Lease shall commence on the date Tenant receives a Certificate of Occupancy and shall end on the last day of the 240th full calendar month thereafter.

RENEWAL OPTIONS: Lessee has two (2) renewal options of five (5) years each, on the same terms and conditions as therein provided.

PURCHASE OPTION: As set forth in Lease.

SUBORDINATION: Hess Oil & Chemical Corporation, as Lessee, hereby subordinates its interest in the within Lease to the lien of the mortgage of the original lessors to First Piedmont Bank & Trust Company in the amount of \$48,000.00 recorded in Mortgage Book 1113 at page 343 in the RMC Office for Greenville County, so that the legal effect of said lease and any extensions, renewals, or exercise of options therein shall be that it is subject, subordinate, and inferior to the lien of said mortgage to the same extent as if such lease had been executed, delivered and recorded subsequent to the execution, delivery and recording of said mortgage. It is understood between the parties hereto that said mortgage may be assigned by First Piedmont Bank & Trust Company and that the assignee will recognize and agree to be bound by the terms of this subordination agreement. PROVIDED, however, that so long as the said lease, dated May 13, 1969, has not been terminated by reason of any default of Lessee, Lessee shall not be made a part to any steps, actions or proceedings to foreclose the aforesaid mortgage or security interest nor to any judgment of foreclosure and sale, and Lessee's leasehold estate and Lessee's use, possession,

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