

RIDER TO LEASE DATED AS OF FEBRUARY 15, 1969
BETWEEN SANFORD H. BUTLER, AS LESSOR, AND THE
SPERRY AND HUTCHINSON COMPANY, AS LESSEE COVERING
LEASED PREMISES LOCATED AT BY-PASS S.C. 291 AND
PLEASANTBURG ROAD, GREENVILLE SOUTH CAROLINA

34. Notwithstanding the provisions of Article 13 hereinabove and subject to what is hereinafter provided, should the amount of the annual general real estate taxes (hereinafter defined) assessed against the real estate tax unit (hereinafter called the "tax unit") of which the building to be constructed and occupied under this Lease Agreement is a part for any tax year during the term of this lease following the base year (hereinafter defined), exceed the amount of the base year taxes assessed against such tax unit, Lessee agrees to pay to Lessor that amount of any such excess which Lessor is actually required to pay to the taxing authorities which is allocable, as hereinafter provided, to the said building leased hereunder. For the purposes of this Article 34:

(a) the "base year" shall mean the later of (i) the tax year commencing during the calendar year 1970, or (ii) the first full tax year for which the building leased hereunder shall have been fully assessed on the tax rolls as a fully completed building, including any installations or improvements to be made therein by Lessee to prepare the building for its occupancy at not less than the full tax rate generally applicable to other properties in the tax district; and "base year taxes" shall mean the amount of the annual general real estate taxes assessed against the tax unit for the base year;

(b) for purposes of determining the amount of such excess allocable to said building,

(i) there shall be excluded from such excess any and all additional such taxes assessed against the tax unit as a result of any and all alterations, additions and improvements made to or constructed in the tax unit, other than to said Leased Premises, subsequent to the base year, and,

(ii) such allocable excess shall be computed by multiplying such excess (adjusted as provided in (i) hereof) by a fraction the numerator of which shall be the floor space area of the building leased hereunder and the denominator of which shall be the total of all the floor space area of all the buildings then constructed in the tax unit;

(c) the term "annual general real estate taxes" shall not include any special or extraordinary assessment due to local improvements or otherwise or any tax levied in lieu of real estate tax.

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