

conduct or management of or from any work or thing whatsoever done in or about the leased premises or arising from any act of negligence of Second Party or any of its agents or employees or arising from any accident, injury or damage whatsoever to any person or persons or to the property of any persons or person occurring during the term of this lease in or about the leased premises and from all costs, counsel fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought thereon.

Second Party further covenants and agrees that at the termination of this lease, it will deliver up said premises in as good condition as they shall have been at the beginning of the term.

At any time before the expiration of this lease, or any extension thereof, Second Party shall have the sole and exclusive option to purchase the leased premises by paying to First Party therefor the total sum of Sixty Two Thousand, Two Hundred, Twenty-Three and No/100 (\$62,223.00) Dollars. Upon payment of such sum, First Party shall deliver to Second Party a fee simple, general warranty deed to said premises, free of liens or encumbrances.

All of the provisions of this instrument shall bind and inure to the benefit of the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of January, 1973, binding ourselves, our successors and assigns.

IN PRESENCE OF:

Vicki S. Evans
J. Robert Turner

Clifford N. Wallace III
William J. Turner

SOUTH CAROLINA STATE HIGHWAY DEPARTMENT

By: [Signature] (L.S.)
First Party

GREENVILLE MEMORIAL AUDITORIUM

By: Paul D. Carter (L.S.)
Second Party

(Continued on next page)