

(b) That certain easement and right-of-way transferred and assigned by Forsyth Aggregates, Inc., to Bowman Gray, Gordon Gray, Neely J. Cromer and Dorothy C. Cromer by written instrument dated May 25, 1954, of record in Deed Book 500, page 378, in the R.M.C. Office for Greenville County, S. C., which is incorporated herein by reference. The Lessors' easement and right-of-way on this, the J. H. Causby tract, expires on July 9, 2003.

2. The purpose of this lease is to give and grant unto the Lessee the exclusive right to search and examine for, and remove therefrom by blasting or otherwise, such deposits of rock, stone, sand, soil, screenings, clay and associated products which may exist or be found in, on and upon the demised premises, (it being understood that all metals and minerals of value, other than granite rock, sand, ordinary rock and associated products, shall belong to and remain the property of the Lessors but not, however, if removed and sold as rock, sand, crushed stone and associated products by the Lessee), together with the full and exclusive right, privilege and option of the Lessee to construct, operate and maintain such quarrying, washing, crushing, and other plants, machinery, appliances, settling basins, dams, spoil and earth dumps, power lines, telephone lines, roads and railway spur lines, etc., and/or any other desirable facility on said premises as may be necessary or advisable, in the opinion of the Lessee, to prepare, mill, refine, stockpile and remove said deposits of rock, stone, sand, soil, screenings, clay and associated products from said premises or from other premises owned or leased by the Lessee, including the right to construct, maintain and operate on the demised premises, or permit others to do so, bituminous mixing plants, concrete mixing plants and any other kind or type of plants or facilities for the processing, use, or sale of crushed stone and associated products.

3. This lease, unless sooner terminated as herein provided, shall be for a term of thirty (30) years from and after the effective date hereof, the same being that as designated in Paragraph 23.

4. As to any portion of the demised premises not transferred and conveyed to Lessee pursuant to the Lessors' option to do so, provided for in Paragraph 20 hereof, the Lessee, either prior to the