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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

OPTION

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THIS AGREEMENT, made and entered into this 12<sup>th</sup> day of January, 1977, by and between Runion Manufacturing Co., Inc., hereinafter referred to as Seller, and Ashmore Bros., Inc., hereinafter referred to as Purchaser;

W I T N E S S E T H :

WHEREAS, Purchaser is buying from Seller property adjacent to the property hereinbelow described and is desirous of having the "first refusal" of offer to sell on the property hereinbelow described; and,

WHEREAS, in consideration of the purchase of the referred to adjacent property on the part of the Purchaser from the Seller, Seller desires to give to Purchaser the opportunity to purchase the property hereinbelow described at a price equal to and no greater than any offer for the purchase of said property by third party;

NOW, THEREFORE, for and in consideration of the purchase by the Purchaser of the property adjacent to the property hereinbelow described, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Seller hereby gives and grants to the Purchaser the exclusive option to purchase the real property hereinbelow described on the following terms and conditions:

1. Purchaser shall pay a price equal to any bona fide offer obtained by Seller for the purchase of said property and upon the same terms and conditions as contained in said offer of purchase from such third party.
2. Purchaser shall have ten (10) days in which to reject or accept an offer to sell to the Purchaser by the Seller, which offer shall be upon the same terms and

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