

said premises and shall repair any damage to the demised premises caused by the erection or removal thereof.

19. Option to Purchase: Lessors agree that if the property is offered for sale during the term of this Lease or any extension hereof, then the Lessee will have the first option to purchase the property after it has been first offered to William J. Alexander, III and to Roger S. Alexander, if both of them have declined in writing to purchase the same. The offering price shall be determined by Lessors in their sole discretion and judgment.

20. Rights of Successors and Assigns: The covenants and conditions contained in this Lease shall bind and inure to the benefit of Lessors and Lessee and their respective heirs, executors, administrators, successors and assigns, but neither Lessors nor Lessee shall be bound or liable unless and until this Lease shall have been executed and delivered by both Lessors and Lessee.

21. Divisibility: If any term or provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

22. Entire Agreement: This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force or effect. This Lease shall not be modified or amended in any way except by a writing executed by both parties. The prior lease between the parties covering the same premises, dated March 1, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1081, Page 10, is hereby terminated and cancelled and shall be of no further force and effect.

23. Short Form Lease: The parties hereto agree to execute, upon request, a short form lease for the purpose of recognition or recordation and further agree that the laws of the State of South Carolina shall be applied in the construction and enforcement of this Lease.

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