

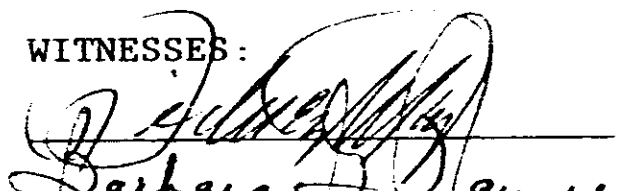
TENTH: It is further agreed that the rights of the Lessee hereunder shall be and remain subordinate to the right and lien of any mortgage placed upon said premises by the Lessor, and the Lessee agrees to cooperate and, if required by a prospective lender, to execute a subordination agreement as requested.

ELEVENTH: It is understood and agreed that the Lessee shall have the option to renew for an additional three (3) years under the same terms and conditions with the exception that the rental rate for such period shall be Three and 55/100 (\$3.55) Dollars per square foot, or Three Hundred Seventy and No/100 (\$370.00) Dollars per month. The exercise of the option by the Lessee must be by notice in writing to Lessor on or before thirty (30) days prior to expiration of this Lease, otherwise, the right to exercise such option shall be forfeited.

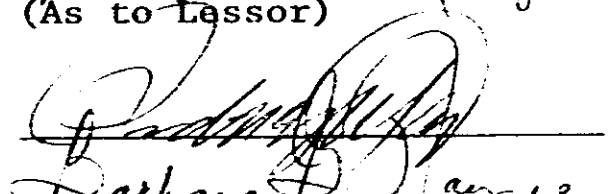
TWELFTH: This lease and all conditions and agreements herein shall bind and/or inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns. One or more violations of the within covenants and agreements of this subject lease and option by the Lessee shall give the Lessor the right and option to terminate said lease and option by giving thirty (30) days written notice to the Lessee. Any and all alleged verbal promises, will be considered as hearsay and of no effect.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals the year and day first above written.

WITNESSES:

  
Barbara D. Payne  
(As to Lessor)

  
HARVEY L. BURNS, LESSOR (SEAL)

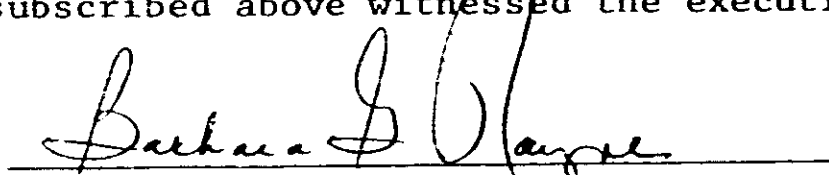
  
Barbara D. Payne  
(As to Lessee)

  
DONNA G. BALLARD, LESSEE (SEAL)

STATE OF SOUTH CAROLINA     )  
  :  
COUNTY OF GREENVILLE     )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named Lessor sign, seal, and his act and deed deliver the within written Lease Agreement, and that he, with the other witness subscribed above witnessed the execution thereof.



SWORN to before me this 10th  
day of July, 1979

  
Notary Public for South Carolina  
My Commission Expires: 10/20/79 (SEAL)