

ARTICLE IV

EXPANDING, IMPROVING, CONSTRUCTING, AND EQUIPPING
OF THE PROJECT;
ISSUANCE OF THE NOTE;
ACQUISITION AND CONSTRUCTION ACCOUNT

SECTION 4.1 Agreement to Expand, Improve, Construct, and Equip the Building on the Leased Land. The County has acquired the Leased Land by deed duly recorded. The Lessee agrees that it will exercise the authorizations given to it by the County in Section 2.1(c) and:

(a) It will complete the expanding, improving, and constructing of the Building on the Leased Land containing approximately one hundred ninety (190) acres located near the Town of Travelers Rest, Greenville County, South Carolina, wholly within the boundary lines thereof (the Building to contain approximately 348,000 square feet and to be used for the purposes set forth in Article II hereof), in accordance with a general description heretofore furnished to the County by the Lessee.

(b) It will cause to be acquired and installed in the Building or on the Leased Land, for use of Lessee, the Leased Equipment, to consist of the machinery, equipment, and related property described in the general list thereof in Exhibit B attached hereto, and such items of machinery and equipment and any transportation facility and equipment used as an integral part of the Project, which in Lessee's judgment may be necessary for the operation of the Project.

The Lessee agrees to complete the expansion, improvement, and construction of the Building as promptly as practicable after receipt of proceeds from the sale of the Note and to continue the said expansion and improvement with all reasonable dispatch, and to effect the acquisition and installation of the Leased Equipment as promptly as practicable.

Title to each item of machinery, equipment, and other personal property intended to become a part of the Project shall vest in the County immediately upon deposit on the Leased Land or incorporation or installation in the Building, whichever shall first occur. The Lessee shall execute, deliver, and record or file all instruments necessary or appropriate to so vest title in the County and shall take all action necessary or appropriate to protect such title against claims of any third persons.