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Greenville County rezone the entire tract for office use are unsuccessful, the Lessee, as agent for Lessor, may then seek annexation of the entire tract by the City of Greenville. Prior to requesting such annexation, reasonable assurances must be obtained from the City of Greenville that the City of Greenville would permit the intended use of the entire tract for office purposes. The term of the lease of the PREMISES shall end on the same date ninety-nine (99) years thereafter, but which term shall in no event extend beyond December 31, 2079. (Dates to be completed and initialed following rezoning change and prior to recording of lease or memorandum of lease.)

Date of Commencement: June 22, 1980

Date of Termination: June 21, 2079
OR, December 31, 2079, whichever date first occurs.

ARTICLE II

COVENANTS GENERALLY ON BEHALF OF THE LESSOR PERTAINING TO PREMISES

FIRST: PEACEFUL ENJOYMENT. The Lessor does hereby agree with the Lessee that, conditioned upon the Lessee's observance and performance of the obligations entered into on its behalf, the Lessor will warrant to the Lessee the peaceable possession and enjoyment of the demised PREMISES against the lawful let, hindrance, or disturbance of any person or persons whatsoever, except as hereinafter stated, and except as to such portion of the PREMISES hereby demised, if any, as shall be taken under the power of eminent domain.

SECOND: LESSEE'S RIGHT TO CALL SALE OF PREMISES IN SIXTH YEAR. In connection with the grant hereby made for such term of ninety-nine (99) years, but which initial term shall not extend beyond December 31, 2079, the Lessor further gives and grants to the Lessee, upon the express condition, however, that there shall be no existing default on the part of the Lessee in any of the Lessee's obligations under this lease, the privilege of purchasing the entire PREMISES hereinabove described at any time during the sixth (6th) year of the term, at and for the purchase price of Forty Thousand (\$40,000.00) Dollars per acre. It is expressly made a condition of the aforesaid option or privilege to purchase that in case the Lessee shall elect to exercise said option, the Lessee shall serve written notice of such election upon the Lessor at least sixty (60) days prior to the date on which the Lessee elects to complete such purchase of said PREMISES. Upon receipt of said written

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