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into consideration and reflect Declaration of Restrictions. In the event the Lessee does not elect within sixty (60) days to exercise a right to purchase the property at a purchase price equal to the bona fide offer of a third party, any deed or deeds from Lessor to a third party or parties shall, nevertheless, contain a covenant in a form substantially as follows:

"All right, title and interest of Grantee in and to the property hereby conveyed is, and at all times shall be, subject to reservations, restrictions, and easements of prior record."

This covenant is intended to direct a subsequent third party purchaser's attention to the fact that Lessor and Lessee have agreed upon Declaration of Restrictions which affect such third party purchaser's use of PATE HOMESTEAD TRACT B if acquired from Lessor. Counterparts of the Declaration of Restrictions are retained by Lessor, Lessee, and the law firm of Horton, Drawdy, Hagins, Ward & Johnson, P. A., in Greenville, South Carolina. Should Lessee exercise its right to purchase the parcel, the Lessee shall have up to one (1) year to arrange financing and to consummate the sale. Both parties agree to cooperate to arrange interim financing, if necessary, to accomplish the sale prior to the one (1) year period granted to Lessee to arrange permanent financing.

SIXTH: RESTRICTIVE COVENANTS PERTAINING TO SALE TO THIRD PARTY. If by the end of the sixth year of the term of the lease of PREMISES Lessor has not disposed of PATE HOMESTEAD TRACT B, any subsequent conveyance of all or a portion of the then remaining PATE HOMESTEAD TRACT B (other than to a child or grandchild of Alethea F. Pate, or to a Trust, the beneficial ownership of which is owned by such child or grandchild) shall contain a covenant in a form substantially as stated in Item FIFTH of this Article.

This covenant is intended to direct a subsequent third party purchaser's attention to the fact that Lessor and Lessee have agreed upon Declarations of Restrictions which affect such third party purchaser's use of PATE HOMESTEAD TRACT B if acquired from Lessor. Counterparts of the Declaration of Restrictions are retained by Lessor, Lessee, and the law firm of Horton, Drawdy, Hagins, Ward & Johnson, P. A., in Greenville, South Carolina.

SEVENTH: EMINENT DOMAIN. In the event that PATE HOMESTEAD TRACT A or PATE HOMESTEAD TRACT B, or any portion thereof, should be taken under the power of eminent domain prior to a conveyance to Lessee, all proceeds from such taking shall belong exclusively to Lessor.

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