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THIRD: If Lessee requests that Old Airport Road be widened, then Lessee shall pay all costs for the widening of Old Airport Road, and thereafter shall be solely responsible for the costs of maintenance of Old Airport Road.

FOURTH: OTHER EASEMENTS. The Lessor and Lessee agree to grant such easements or licenses for sewer, gas, water, electricity, and such other utility easements under, through and across the PREMISES, PATE HOMESTEAD TRACT A or PATE HOMESTEAD TRACT B that may be reasonably necessary from time to time to permit the development of any tract in a manner consistent with good land use planning.

FIFTH: EXPENSES. Each party shall bear its own costs of attorney's fees to draft documents granting the easements and licenses, documentary stamps, and recording fees, if any, necessary to accomplish the intent of Items FIRST, SECOND, THIRD and FOURTH of this Article.

ARTICLE VII

MISCELLANEOUS COVENANTS AND CONDITIONS

FIRST: CONDITION PRECEDENT. This lease agreement and other covenants constituting the entire Agreement herein contained shall not become effective until the day following final approval of a rezoning change for the PREMISES, PATE HOMESTEAD TRACT A and PATE HOMESTEAD TRACT B. Final approval is defined as the fifth day following County Council's decision to permit the change in zoning classifications, which day may be prior to any person in interest filing an appeal from the decision of the Council with a court of competent jurisdiction. The entire tract, which is presently in the County of Greenville, South Carolina, and zoned for single family use, R-20, shall have the zoning changed to permit use of the entire tract for office purposes according to a classification defined by the Greenville County Zoning Ordinance as in effect January 1, 1980. Lessor hereby appoints Lessee as its limited agent with authority to act on its behalf to apply for, and make any presentations, negotiate with neighbors, litigate or take any and all measures on Lessor's behalf in an effort to have the zoning classification for the entire tract known as PATEWOOD changed to permit office use. This agency shall expire July 31, 1980. Lessee may alternatively arrange to have the entire tract annexed by the City of Greenville in order to accomplish the desired zoning change. Lessee shall have until July 31, 1980 to effect the annexation or change in zoning. Upon the failure of Lessee to have effected

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*Handwritten initials and scribbles*