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event, the Lessee hereunder shall have the right of first refusal to purchase said property. Said right of first refusal shall be for a period of thirty (30) days upon notification by the Lessor to the Lessee of his intention to sell.

11. This Lease and all covenants and conditions contained herein shall bind and inure to the benefit of the parties hereto, their respective, heirs, executors and administrators, successors and assigns.

12. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns, and in the event Lessor sells or assigns his interest in the said premises, each successor shall be fully bound by the terms of this Agreement.

13. In the event a Court of competent jurisdiction declares any of the conditions or terms hereinabove listed invalid, it is understood and agreed by the parties hereto that the remaining conditions or terms shall have the full force and effect.

14. The Lease Agreement as set forth herein shall terminate on September 30, 1984 unless the option to renew is exercised, in which case the lease period shall terminate on September 30, 1991.

15. The last payment due under the initial term of this Lease shall be made December 1, 1981, which shall be in addition to the regular payment due thereunder.

16. All notifications called for hereunder shall be made to the following addresses:

Olin Dean Willis, 50 Clarendon Avenue, Greenville, S. C. 29609
Pride Capital, Inc., 8 Aberdeen Ext., Greenville, S. C. 29605

17. This contains all the agreements of the parties, there being no other reservations or understandings.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this the year and date first above written.

In the presence of:

[Signature]
[Signature]
As to Lessor

Olin Dean Willis (SEAL)
Olin Dean Willis
LESSOR

PRIDE CAPITAL, INC. (SEAL)

[Signature]
[Signature]
As to Lessee

By: *Cad Jones Pride III*
Cad Jones Pride, III

Cad Jones Pride III (SEAL)
Cad Jones Pride, III, Individually

Charles W. McMullen Jr. (SEAL)
Charles W. McMullen, Jr., Individually
LESSEES

2328-11-21