

8. Shop. There currently exists upon the Land a structure appurtenant to Vendor's residence situated upon the Land which Vendor uses as a personal shop. Prior to conveying the land described in Exhibit B to Vendor in Exchange for the Land, Vendee agrees to construct upon the land described in Exhibit B a structure comparable in square footage to the structure situated upon the Land which shall be reasonably suited for use by Vendor as a personal shop.

9. Right of First Refusal. Upon title to the land described in Exhibit B vesting in Vendor, Vendor agrees to execute and deliver to Vendee a written instrument, signed, sealed, witnessed, and acknowledged in accordance with the formalities required under South Carolina law for the conveyance of an interest in land, granting to Vendee the right to purchase the land described in Exhibit B at the Same purchase price and pursuant to the same terms which Vendor proposes to offer to sell the land described in Exhibit B to any other person, proprietorship, partnership, corporation, or entity; prior to Vendor so offering the land described in Exhibit B to any such other person, proprietorship, partnership, corporation, or entity.

(CONTINUED ON NEXT PAGE)