

shall, to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

26. Entire Agreement: This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force or effect. This lease shall not be modified or amended in any way except by a writing executed by both parties.

27. Short Form Lease: The parties hereto agree to execute, upon request, a short form lease (which shall include the option to purchase herein granted) for the purpose of recognition or recordation and further agree that the laws of the State of South Carolina shall be applied in the construction and enforcement of this lease. The cost of recordation of the Short Form Lease and of documentary stamps required to be affixed thereon shall be borne by Lessee.

IN WITNESS WHEREOF the undersigned parties have caused this lease to be executed, and their respective seals affixed, the day and year first above written.

IN THE PRESENCE OF:

Harvey G. Sanders
Daniel Lewis Wade

Cecil L. Hawkins (SEAL)
Cecil L. Hawkins, Lessor-Optionor

SOUTHWARK METALCRAFT CORPORATION (SEAL)

Daniel Lewis Wade
Harvey G. Sanders

By: Morton H. Spiegel
Lessee-Optionee

The undersigned, Florine T. Hawkins, wife of Cecil L. Hawkins, hereby consents to the granting of the Option to Purchase stated herein and agrees to renounce her dower interest in the

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