

3. FLOORING: Remove old carpet back to cross wall. Install 3/8 plywood on floor to match existing perimeters.
4. CARPET: Carpet an area 22/26 feet with a high density foam back carpet.
5. PAINTING: Paint ceiling, hallway, restroom, front windows and exterior of building with two coats, color to be chosen by owner.
6. CLEANING: Clean paneling, front floor and windows.
7. BATHROOM: Install new vanity with sink, soap dish, tissue holder, towel rack, wall heater and tile floor.
8. HALLWAY: Finish sheetrock and install new door at corner next to restroom. Insulate walls with 3-1/2 inch fiber glass insulation.
9. ELECTRICAL: 2 floor mold outlets and install one terminal circuit.
10. BUILDING FRONT: Install vertical grooved plywood in the inserts over windows and door, on three columns and on two sides. Trim with 1x2 wood trim prepared for painting.
11. MISCELLANEOUS: Move thermostats from rear wall to front of new offices.

(12) If the whole or the major portion of the leased premises shall be taken by right of eminent domain, this Lease Agreement may be terminated by the Lessee as of the time of the actual occupancy by the condemnor and rent payable thereunder shall be apportioned and adjusted as of such time. If less than a major portion of the leased premises shall be taken by right of eminent domain, this Lease Agreement shall not be terminated but after such taking, the rental payable shall abate in proportion to the area of the leased realty so taken; PROVIDED, that is, as a result of any such partial taking of the leased premises, the remaining part thereof shall not be reasonably usable by the Lessee for its business purposes, then the Lessee shall have the right, if it elects, to terminate this Lease Agreement by giving the Lessor, within thirty (30) days after such occupancy, written notice of the exercise of said election. The award payable on account of any such taking by eminent domain (after deduction therefrom the cost and expenses involved in the eminent domain proceedings, if any) shall be divided between the Lessor and the Lessee as follows: The Lessor shall be entitled to so much of the net award as is fairly allocable to the then fair market value of the land so taken and the Lessee shall be entitled to so much of the said award as is fairly allocable to the fair market value of the Lessee's improvements or any part thereof so taken. If the award does not clearly specify the parts thereof allocable as aforesaid, and the Lessor and Lessee are unable to agree upon the respective allocations, said allocations and values thereof shall be determined by three arbitrators, one selected by the Lessor, one by the Lessee and the third by the other two so selected. The cost of such arbitration, if required, shall be borne equally by the Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and year first above written.

In the presence of:

Mildred O. McGee
Judy M. Crawford
Mildred O. McGee
Judy M. Crawford
Gene Rosenzweig
Veronica O. Dickey

THE SOUTH CAROLINA NATIONAL BANK, TRUSTEE
 UNDER WILL OF R. E. HOUSTON WITH R.E. HOUSTON, JR.
 CO-TRUSTEE (LESSOR)

By: R. E. Houston, Jr.
 R. E. Houston, Jr., Co-Trustee

By: Frank Thompson, J.T.O.

By: Richard B. Shuler, J.P.T.O.

TERMPLAN INCORPORATED OF GREENVILLE (LESSEE)

By: William T. Dabe
 WILLIAM T. DABE, EXECUTIVE VICE PRESIDENT