

1100-243

15. Failure to Perform Covenant. Any failure on the part of either party to this Lease to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or any other similar cause beyond the control of the party so failing to perform, to the extent and for the period that such continues, save and except that the provisions of this Section shall not excuse a nonpayment of rental or other sums due hereunder on the due date thereof.

16. Quiet Enjoyment. If and so long as Lessee pays the rentals reserved by this Lease and performs and observes all the covenants and provisions hereof to be performed and observed by Lessee, Lessee shall quietly enjoy the leased premises, subject, however, to the terms of this Lease, and Lessor will warrant and defend Lessee in the enjoyment and peaceful possession of the leased premises throughout the terms of this Lease, including any extension hereof, or other holdover occupancy.

17. Option to Purchase. Lessee shall have the right and option to purchase subject property beginning at the end of the 36th year of the Lease at the then market value as determined by a qualified appraiser, providing the Lessor and Lessee are unable to reach an agreeable price to both parties. Said option is to continue throughout the three ten-year options to extend the Lease mentioned in paragraph 18, infra.

18. Option to Extend Lease. Lessee shall have the option to extend the within Lease for three additional ten-year terms. The rental of the renewal terms shall be negotiated at the time of renewal. Renewal terms shall be exercised by Lessee by delivery to Lessor of written notice of its intention to exercise such option no later than ninety (90) days prior to the termination of the term of the Lease then in effect.

19. Rights of Successors and Assigns. The covenants and agreements contained in the within Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and upon their respective successors in interest, except as expressly otherwise herein provided.

20. Lease Documentary Stamps. Lessee shall pay documentary stamps as required by South Carolina law for the execution of this Lease.

21. Entire Agreement. This Lease and the exhibit attached hereto set forth all covenants, promises, agreements, conditions, and understandings between Lessor and Lessee concerning the leased premises, and there are no

0349

4328 RV-2