

described on Exhibit C. Any property taxes not already apportioned under the terms of this Lease shall be prorated at Closing.

(c) Lepofsky and Gaino shall give to Lessor written notice at the time of their determination to exercise such Option, such notice to be given prior to the last day of the term of this Lease. Closing shall be held fourteen (14) days from the date of expiration of the term of this lease, or at such earlier date as both of the parties may select.

(d) In the event that Lessee shall become in default under the terms of this Lease, Lessor shall give Lepofsky and Gaino notice of such default and of the last date on which Lessee may cure such default. Lepofsky and Gaino shall have fourteen (14) days, after the last day of Lessee's period to cure, in which to give notice of their exercise of the Option, and such Option rights shall continue notwithstanding the fact that this Lease may then be in default or terminated.

19. RAILROAD CHARGES. Lessor and Lessee shall evenly divide any and all charges made by the railroad for the use, or access to, the line dividing the property leased hereunder and the Adjoining Property of Lessor, such division to continue during the term of this Lease and afterwards, if Lepofsky and Gaino shall exercise the Option to Purchase described in Paragraph 18 hereof; provided, however, that at any time that Lessee is tenant or owner of the Leased Premises and the Adjoining Property, it shall pay one hundred percent (100%) of such charges.

20. DOCUMENTARY STAMPS. Lessee shall pay all documentary stamp taxes imposed on this Lease by the State of South Carolina.

21. DIVISIBILITY. If any term or provision of this Lease or the application thereof to any person or circumstance 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