

7. It is agreed that the Seller will provide a minimum 50-foot right-of-way within 100 feet, more or less, of the southwest side of the optioned parcel, and pay all of the cost of suitably paving and otherwise improving a street running east from Wade Hampton Boulevard along the southwest side of the optioned parcel for more or less 600 feet, thence continuing on a route at Seller's discretion through property owned by the Seller to and connecting with the north side of Edwards Road and that said street will be graded, paved and otherwise improved within the next ensuing four (4) months following the date of closing. It is agreed by Seller that the design of this new street, including grades, curbs, entrance drives, storm drainage, etc. will be compatible with the development of the optioned parcel and subject to review of Purchaser.
8. It is agreed that Purchaser will provide all grading and other improvements within the bounds of the optioned parcel at no cost to Seller and that surplus earth from Purchaser's grading operation may be disposed of on Seller's adjoining property in a location to be designated by Seller.
9. It is agreed that Purchaser and Seller will each pay one-half the cost of planting a buffer strip of trees, shrubs, etc. along the southeast side of the optioned parcel for a length of more or less 650 feet on property to be provided by Seller at no cost to Purchaser. The type and quantity of planting will be as mutually agreed upon by Purchaser and Seller.
10. It is agreed and understood that this document is the only agreement in existence by or between the Purchaser and the Seller concerning the transfer of the optioned parcel and that this document shall serve to bind the heirs and assignees of both the Purchaser and Seller for the life of this agreement.
11. It is agreed and expressly understood that Purchaser may assign or transfer any or all of his rights and interest in this option.
12. It is agreed that Seller will provide the land and rights-of-way for the driveways not less than 35 feet wide and each being 100 feet long, more or less, between the street above mentioned on the southwestern side of said optioned parcel and said optioned parcel across other property of the Seller. Said driveways to be located at a point acceptable to Purchaser. The two driveways nearest to Wade Hampton Boulevard shall be graded and paved in an acceptable manner, which grading and paving shall be paid for by Seller. The third driveway may be graded and paved at Purchaser's expense.
13. Seller agrees to grade the entire strip of land adjoining the optioned property on the southwest and being bounded by said above mentioned street (see Par. 7) in a manner and on such a grade as would be compatible with the final grading of the optioned property. Said grading shall be accomplished at the same time as the grading of the optioned property.

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