

running with the land, and as a part of the consideration for this Option and said deed (said covenant being evidenced by the acceptance and recordation of said deed by Grantee), that Grantees will, at their own expense, (a) pave Harris Road between the Northwesterly boundary, (projected Southwestwardly), of Parcel 2, as shown on attached print of said Drawing No. 5-598, and the Southeasterly boundary of the 46.595 acre parcel herein conveyed, (b) construct, pave and dedicate to public use a service road located Southeastwardly from and abutting upon the Northwesterly boundary of the 46.595 acres herein conveyed, as shown on said attached print of Drawing No. 5-598, said service road to extend from the Southwesterly right of way boundary line of an existing industrial lead track to the Northeasterly boundary of said Harris Road, said Harris Road to be of a width which will comply with the requirements of Greenville County; and (c) construct and dedicate, for public use, at their own expense, a sewage treatment plant with sufficient capacity to handle sewage generated by occupants of the premises covered by the Option granted herein and said deed. The land conveyed by said deed of even date herewith, and the land which is the subject of this Option, will be developed for rail served industry, where the development of said land for such purposes is feasible.

6. The Grantees covenant and agree on behalf of themselves, their heirs and assigns, that upon the failure of the Grantees to fulfill the covenants hereinabove set forth or to develop said premises conveyed by said deed and the premises subject of this Option, for the purposes aforesaid within five (5) years next ensuing from and after the date of this Option, or upon the failure of the Grantees, their heirs and assigns, to exercise the Option as to all three (3) parcels aforesaid if this Option is exercised in part, to reconvey by a good and sufficient warranty deed unto the Grantor, its successors and assigns, the 46.595 acres conveyed by separate deed of Grantor to Grantee of even date herewith at a sales price of EIGHTEEN THOUSAND SIX HUNDRED FORTY DOLLARS (\$18,640) and to further reconvey unto Grantor, its successors and assigns, such property as might have been purchased under this Option for a sum equal to the consideration paid for all of the property purchased under this Option, the within covenant by the Grantees to reconvey to the Grantor to continue for one (1) year after the expiration date of said five (5) year period, the Grantees

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