

shall immediately establish in the Landlord, subject only to the Tenant's rights created by this lease, the rights conferred by the Party Wall Statute in Section 57-454, et seq. of the Code of Laws of South Carolina, 1952. In the event such a party wall is constructed, the Tenant agrees, at his expense, to employ a registered Surveyor to establish the common boundary to the end that said party wall will be centered on said common boundary when erected. The Tenant may provide access to the adjoining buildings through the party wall.

If, at any time during the term of this lease, Tenant desires to erect a new building upon the demised premises, he may remove and raze any building or buildings standing on the demised premises, and erect a new building thereon; provided, however, that Tenant shall, after he commences the work, proceed with the removing and razing of such building or buildings, and the erection of a new building, within a reasonable time, and provided further that any such new building shall be a good substantial structure and of a value not less than the building so razed; and that all laws, regulations and building code requirements applicable shall be complied with in constructing it, subject to the foregoing. Tenant shall have the right to specify the materials from which any such building shall be constructed and it shall be constructed pursuant to plans and specifications prepared by and suitable to Tenant.

LIENS. By the provisions of this lease, Tenant is required to keep the demised premises in repair, and bear the cost of any alterations, additions or improvements made by him, or of building a new building on the demised premises. If any mechanics', materialmen's, or other liens are filed against the demised premises in connection with any such work, the cost of which is to be paid by Tenant, Tenant will not permit any such lien to stand against the demised premises, but it is agreed that Tenant, upon giving written notice to the Landlord of his intent to contest the same,

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