

and the Lessor reserves the right, in the event of any such unconsented to change in business, to cancel and terminate this lease by giving ninety (90) days' written notice to the Lessee. However, if the Lessee shall discontinue any such change in business within said ninety (90) day period, the notice of termination shall be null and void and this lease agreement will remain in full force and effect.

(6) The Lessee agrees that it will not, without first obtaining the written consent of the Lessor, sublet the whole or any part of the premises herein leased. The Lessor hereby consents to the sub-leasing of the entire premises to Industrial Scrap & Waste Co., Inc.

(7) The Lessor hereby grants unto the Lessee the option to purchase the leased property, which option may be exercised by the Lessee at any time during the term of this lease upon ten (10) days' written notice to the Lessor. The purchase price for said property shall be an amount equal to Seventy-one Thousand Dollars (\$71,000.00 (of which One Thousand Dollars has already been paid to the Lessor), less that portion of the paid rent which would be allocated to principal by treating the rent payments as monthly installments applied to the payment of a principal sum of Seventy Thousand Dollars (\$70,000.00) payable over a twelve (12) year period with interest on the unpaid balance at the rate of five and three-fourths percent (5-3/4%) per annum. The Lessor agrees (subject to the approval of the Fidelity Federal Savings and Loan Association of Greenville and subject to said Association's consent to release the Lessor) that the Lessee may assume and agree to pay the balance due to said Association on the mortgage given by the Lessor to said Association for the purpose of financing the initial construction of improvements on the leased premises, said mortgage being in the original amount of Fifty-four Thousand Dollars (\$54,000.00); and the Lessor agrees that the Lessee will be given credit on the purchase price to the extent of the amount then due on said mortgage and assumed by

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