

ADDENDUM TO LEASE

This Addendum shall be incorporated into and become a part of the attached Lease Agreement dated November 5, 1965.

1. There shall be added a second paragraph to 1 (a) on page 2 of the Lease as follows:

If the Lessor fails to ^{substantially} complete the building by March 1, 1966, Lessee shall also have the option to complete the building himself according to plans and specifications and the Lessor shall be responsible for the cost of completion incurred by the Lessee in such event and Lessee may credit said additional cost against any rental owed the Lessor under the terms of this Lease.

2. There shall be added a paragraph to paragraph 1 (d) on page 3 of the Lease as follows:

In the event the Lessor secures installation of the railway spur tracks hereinabove provided for in the next preceding paragraph and the use of either one of said spur tracks by Lessee is terminated, the rent shall be automatically reduced \$25.00 per month. It being the intention of the Lessor to guarantee to the Lessee during the term of this Lease or any renewal thereof the use of at least one of said spur tracks. The Lessor further guarantees to the Lessee that Mauldin Construction Company, a corporation, will not cancel the Lease Agreement signed by said company and Commodity Warehouse Company, Inc., with Piedmont & Northern Railway Company on October 5, 1964, during the term of this Lease or any extension or renewal thereof.

3. Paragraph (n) on page 5 is amended so as to provide that the fence referred to therein along the Piedmont & Northern right of way shall be on the easterly right of way boundary of the right of way of said railway as near to the spur track as is compatible with the safety of the trains and crews thereof using said spur track with at least two double gates from the leased premises so as to make the unloading of the railroad cars as convenient as is reasonable. That portion of paragraph (n) with reference to the fence along the Southern Railway Company right of way shall remain as written.