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with the same terms as were in effect on the original Option Date. On the Option Date, Lessor shall execute and deliver a good and sufficient warranty deed conveying a good, marketable fee simple title to the Property, free and clear of all liens, encumbrances and exceptions except ad valorem taxes for the year in which the Property is conveyed and such easements, rights of way and restrictions, if any, as are specifically set forth on Exhibit B; provided, if Lessee shall elect and if permitted by the mortgagee, Lessee may assume the outstanding balance of any then existing mortgage or deed of trust upon the Property. Lessor shall pay for the preparation of the deed and for any South Carolina taxes payable with respect to the transfer. All other closing costs shall be paid by Lessee. The costs of any appraisal required hereunder shall be borne equally by Lessor and Lessee, except that Lessee shall bear all appraisal costs if it elects not to exercise the option herein granted following a determination of the purchase price for the Property by appraisal.

The purchase price for the Property shall be the fair market value of Property (as determined below) and (except for any mortgage or deed of trust assumed by Lessee) shall be payable in cash. For purposes of this paragraph, the fair market value of the Property shall be a value agreed upon in writing by the parties at least thirty (30) days prior to the applicable Option Date. In the event that no such value has been agreed upon at least thirty (30) days prior to such Option Date, Lessor and Lessee shall agree upon a disinterested real estate appraiser having

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