

Grantors shall not suffer or allow any claims, liens, or encumbrances of any kind against the Timber during the term hereof.

8. Risk of Loss. Grantee shall bear all risk of loss, damage or injury to the Timber during the term hereof, excluding however any loss, damage or injury resulting from the act or neglect of Grantors. Each party shall use the utmost care to prevent any fire from starting upon, or spreading onto the Premises. If any fire shall start or threaten to come upon the Premises then the party who becomes aware thereof shall immediately notify the other party and fire fighting authorities. Grantors and Grantee (if its crews are present) shall exercise their best efforts to put out any fire on the Premises or stop any fire from spreading onto the Premises.

9. In the event of any disagreement between the Grantor and Grantee, or any person claiming under them, in relation to this agreement, whether as to the construction or operation hereof, or the respective rights and liabilities of the Grantor and the Grantee arising out of or in any way connected with this agreement or performance hereof, such disagreement shall be arbitrated. One arbitrator shall be chosen by the Grantor and one chosen by the Grantee and the two so selected shall select a third person and the three of them shall arbitrate the matter in the manner provided under the laws of the State of South Carolina. The arbiters must reach an agreement within thirty days after the appointment of the first arbiter by either Grantor or Grantee.

10. The Period allowed herein for cutting and removal of Timber shall be extended automatically for the number of days, not exceeding thirty, required to complete the selection of arbiters and to complete the arbitration of such issue.

11. Other Conditions. (1) Grantee shall maintain the road across the adjacent Walker property in such a condition that it is passable for vehicular traffic at all times; (2) Grantee shall take all precaution and care to avoid erosion and will cooperate with Piedmont Forestry Consultants in this regard; and (3) Grantee shall, upon the completion of cutting and removal of all timber, leave roads in as good or better condition than when cutting began.