

- 6 -

The Sublessee shall be responsible for and shall pay all taxes, exclusive of the tax on the land, which Sublessor agrees to pay.

- 7 -

In the event the demised premises shall be completely destroyed or rendered wholly unfit for occupancy by fire or other casualty, or shall be partially destroyed or partially unfit for occupancy, the rental herein provided shall not abate or cease but shall continue due and payable.

- 8 -

If more than one-half of the area of the property herein demised is taken or acquired for public or quasi-public use by condemnation proceeding or otherwise, the Sublessee, at its option, may cancel this lease by giving written notice of its intention to cancel within Sixty (60) Days after said taking or acquisition. If, by reason of re-location of said New Buncombe Road, the leased premises do not have direct access to the said New Buncombe Road, the Sublessee at its option may cancel its lease.

- 9 -

The Sublessor warrants that he has a merchantable title to the property described herein.

- 10 -

The Sublessor covenants and agrees that during the continuance of this lease, Sublessee shall have quiet possession and enjoyment of the premises.

- 11 -

This agreement shall be binding upon the parties hereto, their heirs, executors, administrators, purchasers, successors and assigns.

- 12 -

It is further understood and agreed that the rental both for the equipment and land, heretofore set out in this instrument, is

* Page Three *