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The Lessor is aware of the fact that the Lessee's property is to be conveyed to Marshall Farms Cooperative, and that said corporation is to mortgage the same to Columbia Bank for Cooperatives of Columbia, South Carolina.

(I) It is mutually understood that time is of the essence of this agreement, and should the Lessee be in default in the payment of any rent due under the terms of this lease for a period of 30 days after the same is due, or shall discontinue the operation of the processing plant for a period of 30 days, or more, without first obtaining the written consent from the Lessor, or shall breach any of the conditions set out in this lease after written notice from the Market Manager, the Lessor shall have the right to terminate this lease, take possession of the leased premises and subrent the same for the account of the Lessee. PROVIDED HOWEVER such action upon the part of the Lessor in the taking of the possession of the premises, shall not prejudice the rights of the Lessor to take any appropriate action for the collection of rent due under the terms of this lease, or for damages for breach thereof. PROVIDED FURTHER that in case of any default on the part of the Lessee, the Lessor will give written notice to the person, firm or corporation holding a mortgage or mortgages executed by Lessee, and that such persons shall have 30 days within which to pay any arrearages due by the Lessee to the Lessor, and thereby reinstate the lease. PROVIDED STILL FURTHER that in the event the holder of any mortgage executed by the Lessee should become past due and be foreclosed, said purchaser or purchasers at such sale shall have the right

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