


 Should the cost of buildings and other improvements to be constructed upon said demised premises by Lessor, as herein provided, exceed the sum of Two Hundred Fourteen Thousand (\$214,000) Dollars, then the monthly rental shall be increased by an amount equal to .08333 ~~(8.333%) percent~~ cent of the excess over Two Hundred Fourteen Thousand (\$214,000) Dollars. Likewise, should the final known cost of the said buildings and improvements be less than \$214,000, then the monthly rental shall be decreased in the same manner. After the final cost of the improvements is known, the Lessor and the Lessee shall execute a written instrument which stipulates the final cost of the improvements and the exact rental determined as aforesaid.

The parties hereto, for themselves, their successors and assigns, hereby covenant and agree as follows:

1- That the Lessor shall construct upon said demised premises, at its sole expense, a steel, concrete, brick and concrete block building, sprinklered throughout, with lighting fixtures and plumbing and heating equipment, all in accordance with plans and specifications prepared by Yeargin Construction Company of Greenville, South Carolina, which plans and specifications shall be approved in writing by the Lessor and the Lessee, and shall be made a part of this lease as fully as if the same were incorporated herein.

2- Lessor shall promptly commence construction of the building and improvements to be made upon the leased premises in accordance with the general description of the improvements as set forth above, and shall complete same with all reasonable dispatch. The leased premises shall be considered as ready for occupancy by Lessee on the first day after:

(a) Lessor shall have substantially completed all work in accordance with plans and specifications referred to above, or

(b) Lessee shall have commenced operation of its business in the leased premises, whichever occurs earlier.

3- Lessee shall be permitted, fifteen (15) days prior to commencement of the term of this lease, to enter the leased premises and to have partial possession of same for the purpose of installing its machinery

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