

terms, covenants and conditions of this Lease until Lessors shall have given to said mortgagee or to said Trustee written notice by registered mail of such default, and said mortgagee or Trustee shall have the right, any time within thirty (30) days from beginning of said notice, to pay any money or to do any act or thing which may be necessary to cure or rectify such default, and if such default or defaults are cured and rectified as aforesaid within thirty (30) days after the giving of said notice to such mortgagee or Trustee, this Lease shall continue in full force and effect.

The Lessee herein proposes to construct a building across the entire lot facing Augusta Road, and thereby leave no space on this property as an entrance to the rear thereof.

The Lessee owns a lot of land fronting on West Faris Road, the rear portion of which adjoins the demised premises on the northwest side thereof, and Lessee agrees that on or before January 1, 2008, he will grant and convey to lessors their heirs and assigns an easement fifteen feet wide for ingress and egress to and from West Faris Road, from the demised property, and should said Lessee fail or neglect to grant said easement to lessors on or before January 1, 2008, then he agrees that on or before January 1, 2008, he will at his own cost and expense remove any building on the southeast twenty-two feet of the demised premises so as to provide adequate passage for cars or other vehicles from Augusta Street over the demised premises to the rear portion of said demised premises.

Lessees agree that during the entire term of this Lease that, as additional rental, they will pay all taxes on the land and improvements covered by this Lease promptly as the same become due.

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