

render them unusable, this lease shall continue for the remainder of the term with an appropriate adjustment in rental to be agreed upon as determined by a board of arbitrators in accordance with procedures set forth under South Carolina law.

9. TERMINATION FOR DEFAULT IN PAYMENT OF RENT. It is further expressly understood and agreed that in the event there be any default in the payment of the rental hereinabove reserved or any breach by Lessee of any of the other covenants on the part of Lessee herein contained, and such default or breach shall not be remedied within a period of sixty (60) days, then and in any such event it shall be lawful for Lessor to re-enter into and upon the said premises and thereupon this lease shall, at the option of Lessor, absolutely terminate. It is further covenanted and agreed between the parties hereto that any adjudication that Lessee is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Lessor, this lease shall become and be terminated. Should this lease be terminated by the Lessor in accordance with the provisions hereof, the Lessor shall be entitled to damages in an amount equal to the minimum rental for the remainder of the term hereof, less the fair rental value of the demised premises for such period.

10. SURRENDER OF PREMISES ON TERMINATION. Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon the termination of this lease, or any extension thereof, it will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted.

In Witness whereof the parties hereto have hereunto set their hands and seals this the 1ST day of June, 1968. *MS.*

In the presence of:

Janette Mayfield
Sarah W. Thrower

John W. Billipkin
J. C. Ramsey

Wm. S. Stone (SEAL)

Erasmie E. Stone (SEAL)
as Executors of the Estate of C. Rivers Stone,
deceased

Lessor

PET, INC., DAIRY DIVISION, a (SEAL)
corporation

BY: *[Signature]*
Lessee

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