

original of any assignment is forwarded to the Lessor in the manner provided herein for notices. The Lessee shall not be released from liability hereunder by virtue of such assignment or sublease.

(18) FIRST RIGHT OF REFUSAL. The Lessor hereby grants to the Lessee during the term of this lease and any extended term the first right of refusal to purchase the demised premises in the event all or a part of same is offered for sale by the Lessor. The Lessor agrees to give the Lessee sixty (60) days' notice of its or their intention to sell, said notice to constitute an offer of sale to Lessee and provide the terms on which the sale can be consummated. The first right of refusal to purchase may be exercised by the Lessee complying with the terms of sale as contained in said notice within the sixty (60) day period. At the expiration of said sixty (60) day period the offer of sale will terminate; provided, however, in the event the Lessor alters the terms of sale the Lessee will again have the first right of refusal, said first right of refusal to continue throughout the term of this lease and any extension.

(19) BINDING EFFECT. The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns. All covenants and agreements of this lease shall run with the land.

(20) This Lease Agreement shall be construed by and in accordance with the laws of the State of South Carolina.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 15th day of November, 1978.

IN THE PRESENCE OF:

[Signature]
[Signature]

[Signature]
[Signature]

[Signature] (SEAL)
Erik B. Nagel d/b/a Contemporary Leasing,
(LESSOR)

EDDA TEXTILE MACHINES, INC. (SEAL)
By: [Signature]
(LESSEE) President

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