

(2) In the event that tenant exercises its option to purchase the demised premises on September 20, 1989, or in the event that the parties to said lease should negotiate and consummate an earlier sale of the demised premises by the landlord to the tenant, landlord shall pay to agent a commission equal to five (5%) per cent of the appraised value, exclusive of any improvements thereon, said appraisal to be determined in accordance with paragraph 3.01 of the lease hereinabove referred to.

(3) All rental commissions due hereunder shall be paid by landlord to agent within ten days after receipt by landlord from tenant of each rental payment due under the terms of said lease.

This agreement shall inure to the benefit of and be binding upon the parties hereto, their successors, heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed and sealed the date and year hereinabove first written.

WITNESSES:

C. Peter Pyle
John W. Woodside

Carolyn G. Jackson (L.S.)
Carolyn G. Jackson, Landlord

JAS. H. WOODSIDE & CO.

By: [Signature] (L.S.)
Agent

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF GREENVILLE)

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named landlord and agent sign, seal and as their act and deed deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
26 day of September, 1989.

John W. Woodside

C. Peter Pyle (L.S.)

Notary Public for South Carolina
My Commission Expires: 1-1-11

13497