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of this Article, the Lessor may alternatively exercise a right to force Lessee to exchange like kind assets of substantially equal value in lieu of cash consideration of Forty Thousand (\$40,000.00) Dollars per acre for a conveyance of the PREMISES or any portions thereof in parcels of twenty (20) contiguous acres or more. Lessee shall have the exclusive right to select the location of the acres within the PREMISES to be exchanged. From the time Lessor serves written notice upon Lessee of its election to force the exchange of like kind assets, the Lessee shall have one (1) year from time of receipt of such notice to arrange permanent financing to purchase realty selected by Lessor to be exchanged and to complete an exchange. Both parties shall cooperate to arrange interim financing, if necessary, in order to accomplish a triangular exchange prior to the one (1) year period granted Lessee to obtain permanent financing of any such exchange. The like kind assets to be exchanged for parcels in PREMISES shall be designated by Lessor at the same time notice to exchange is served. All additional costs relating to a triangular exchange above and beyond those costs ordinarily associated with Item TWELFTH of this Article shall be borne by Lessor, including but not limited to costs of identifying suitable assets for a triangular exchange. This provision is intended to give Lessor the nonrecognition-of-gain benefits afforded by Section 1031 of the Internal Revenue Code of 1954, as Amended.

FOURTEENTH: SUBSEQUENT RESALE OF PREMISES BY LESSEE TO THIRD PARTIES. In the event that Lessee purchases the PREMISES and subsequently decides to sell all or any portion of PREMISES, any deed to a third party, other than a reconveyance to the Lessor, shall contain a covenant in a form substantially as follows:

"All right, title and interest of Grantee in and to the property hereby conveyed is, and at all times shall be, subject to reservation, restrictions, and easements of prior record."

This covenant is intended to direct a subsequent third party purchaser's attention to the fact that Lessor and Lessee have agreed upon Declaration of Restrictions which affect such third party purchaser's use of a parcel of PREMISES if acquired from Lessee. Counterparts of the Declaration of Restrictions are retained by Lessor, Lessee, and the law firm of Horton, Drawdy, Hagins, Ward & Johnson, P. A., in Greenville, South Carolina.

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