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(3) The Lessee shall have the right to use said leased property in its business of building and selling shell homes, including, without limitation, the right to construct and place one or more of such shell homes on the leased property for display or for office purposes and also to construct thereon any warehouse needed in connection with such business. This Lease is expressly subject to the Lessee's being able to obtain any requisite permission from the proper authorities of the City of Greenville, South Carolina to use the leased property as aforesaid; that is, if the Lessee has not obtained such requisite permission prior to November 10, 1959, this Lease shall not come into effect and neither party hereto shall have any obligation hereunder.

(4) No other use of the leased property, except as set forth in Paragraph (3) above, may be made by the Lessee without the prior written consent of the Lessor. In using the leased property as aforesaid, the Lessee shall observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to such conduct or use by the Lessee of the leased property. The Lessee shall hold the Lessor harmless from any liability attributable to damages to property or injuries to persons occurring on the leased property or resulting from the use thereof by the Lessee, and will take out adequate liability insurance to cover such indemnification, a copy of said liability insurance policy to be delivered to the Lessor by November 10, 1959, or as soon thereafter as may be practicable.

(5) The Lessee shall pay all water, gas, heat, electric power, and other charges for utilities used on the said leased property during the term of this Lease or any extension thereof.

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