

notice to Landlord of Tenant's intention to do so, sent certified mail, return receipt requested, to Landlord during the term of this Lease. The purchase price shall be the fair market value of the property as determined by the parties. In the event the parties are unable to agree as to the fair market value at such time, each party shall select a reputable real estate appraiser and the two appraisers thus selected shall select a third such appraiser. The fair market value determined by the appraisers thus selected shall be the purchase price of the property for purposes of this option.

(12) This Agreement shall be binding upon the parties hereto, their successors and assigns, and shall supersede any previous Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be duly executed the day and year first above written.

WITNESSES AS TO UNIVERSAL
MANUFACTURING & SUPPLY COMPANY, INC.

UNIVERSAL MANUFACTURING & SUPPLY
COMPANY, INC.

George J. Mays
Paul A. Givens

BY: C. J. [Signature]
President

WITNESSES AS TO UNIVERSAL SERVICES
OF SOUTH CAROLINA, INC.

UNIVERSAL SERVICES OF SOUTH CAROLINA, INC.

C. D. C. R. L.
Anna A. [Signature]

BY: J. V. Williams
President

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