

RIDER

To be attached to and made a part of that certain Lease Agreement dated November 1, 1974, between Stanley G. Tate and Edward L. Denison d/b/a Investments Diversified Limited, and Morrows Electronics and Appliances (John Morrow)

covering premises located in Grant Plaza Shopping Center, Greer, South Carolina.

OPTION FOR EXTENDED TERM

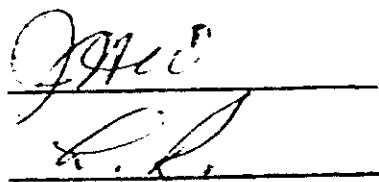
Landlord agrees that Tenant shall have and is hereby granted

One (1) five-year option

to extend the term of this lease, such extended terms to begin upon the expiration of the term of this lease or an extended term, at and for a rental of \$10,500.00 per annum for the first three years of option period, \$11,250.00 per annum for the remaining two years of option period. All other terms, covenants and provisions of this lease shall apply to such extended term or terms. If Tenant shall elect to exercise the aforesaid option or options, it shall do so by giving to Landlord notice in writing of its intention to do so not later than six (6) months prior to the expiration of the term of this lease, as extended, and in said notice shall state the date to which it elects to extend the term of this lease.

LIMITATION OF LANDLORD'S LIABILITY

Anything in this lease to the contrary notwithstanding, the parties agree that in the event of default by Landlord, Tenant will not look to the general assets of the individuals comprising the partnership, but will look only for any recovery or relief to the assets of the partnership (Investments Diversified Limited). Upon the occasion of any assignment of this lease by Landlord in connection with a conveyance by Landlord of the shopping center subsequent to the completion of the center and the delivery of leased premises in acceptable condition to Tenant, Landlord hereunder shall be released from all further liability under this lease, provided that the new owner of the shopping center, assignee of Landlord's interest in this lease, shall assume further liability. This shall not release Landlord from liability which has accrued up to the time of assignment.



Initials



Initials

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