

STATE OF SOUTH CAROLINA)

AMENDMENT TO LEASE AGREEMENT

COUNTY OF GREENVILLE)

This document is executed on this 25TH day of FEBRUARY, 1976, as an Amendment to a Lease Agreement by and between J. P. Griffin as "LESSOR" and Bob Jones University as "LESSEE", the original lease being of record in the RMC Office of Greenville County, South Carolina, in Deed Book 378 at Page 453. The terms and conditions of the said lease are hereby reaffirmed except to the extent amended as follows:

1. Term and Rental. The lease shall be for an additional term of five (5) years commencing upon the first (1st) day of April, 1979 and expiring March 31, 1984, at an annual rental of Twelve Hundred and No/100 (\$1,200.00) Dollars, payable in advance on the first (1st) day of each and every April during the term of this lease. It is agreed that the Lessee shall have the option to renew the within lease at the expiration of the initial five (5) year period for an additional period of five (5) years under the same terms and conditions, and at the same rental as herein provided. Such notice of intention to renew the lease shall be given to Lessor in writing at least thirty (30) days prior to the expiration of this lease.

2. Right of First Refusal. Should the Lessor desire to sell the leased premises during the term of this lease or upon the expiration thereof, the Lessee shall have the first right to purchase or to refuse to purchase the premises on the same terms and conditions as the premises are offered to a third party. The Lessor agrees that he will not offer to sell the premises to a third party on terms and conditions more favorable than those offered to the Lessee.

3. Quiet Enjoyment. The Lessor covenants that the Lessee, upon paying the rent stated above and keeping and performing each and every covenant and condition of this lease, shall and may peacefully and quietly have and hold the denised premises for the term aforesaid.