

9. Landlord warrants that on the effective date of this Lease, it will be the sole owner of the demised premises in fee simple, free of liens and encumbrances.

10. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease Tenant shall have quiet possession and enjoyment of the premises.

11. Landlord hereby grants to Tenant five (5) successive options to renew this Lease for an additional five (5) year term. The rental for any such additional five (5) year term shall be adjusted as of the date of commencement of such additional five (5) year term to reflect the increase or decrease in the latest Consumer Price Index as published by the Department of Commerce or comparable generally accepted economic index. For purposes of computing such increase or decrease, the base period shall be the calendar year ending five (5) years prior to the date of commencement of such additional five (5) year term. In the event the parties are unable to agree on the rental for any such additional five (5) year term, such rental shall be the "fair market rental" as determined by three (3) real estate appraisers practicing in the County of Greenville, South Carolina, chosen one by each party and the third to be chosen by the other two appraisers. Notice of intention to exercise any of the options granted herein shall be given by Landlord to Tenant no later than thirty (30) days from the expiration of the preceding Lease term.

12. This Agreement shall be binding upon the parties hereto, their successors and assigns.

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

In the Presence of:

Shelma G. Ledger

Medred C. McVee

Shelma G. Ledger

Medred C. McVee

SOUTH CAROLINA NATIONAL BANK OF CHARLESTON  
Executor and Trustee Under the Will of  
Harold E. Shaw

BY: Ellison D. [Signature]

AND: Dave O'Neal ATTY

THE SHAW CORPORATION

BY: John M. Sterling, Jr. : Charles C. [Signature]  
TENANT

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