

year 1979. Any increase therein over and above the insurance premium for 1979 shall be paid by the Lessees.

10. LANDLORDS' LIEN: The Lessors shall have a first lien paramount to all others upon every right and interest of the Lessees in and to the said leased premises for the securing of the payment of rent, taxes, assessments, charges, liens, penalties and damages herein covenanted to be paid by the Lessees, and for the securing the performance of all the covenants, conditions and obligations of this lease.

11. DESTRUCTION OF PREMISES: In the event that the buildings situate on the demised premises are damaged by fire or other hazards such that the buildings and premises shall be deemed to be more than fifty (50%) per cent destroyed, the Lessees shall have the right to terminate this Lease Agreement; however, should the demised premises be less than fifty (50%) per cent destroyed, the Lessors agree to restore the buildings and demised premises to a condition suitable for occupancy by the Lessees.

12. LEASE, BINDING ON HEIRS, SUCCESSORS AND ASSIGNS: It is further agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the benefit of the respective parties hereto, their heirs, executors, administrators, legal representatives, successors and assigns, and including any grantees of the Lessors. Any changes or modifications of this lease shall not be binding unless in writing and signed by both the Lessors and Lessees.

WITNESSETH OUR HANDS AND SEALS IN DUPLICATE on the 21st day of September, 1979, at Greenville, South Carolina.

WITNESS

David S. Hipp
Matt M. [Signature]

Estes B. Howell, Jr. (L.S.)
Estes B. Howell, Jr., Lessor

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