

(b) Lessor shall have an easement over the property leased hereunder for access to its loading docks on the eastern side of the adjoining property owned by it during the term of this Lease, or until it moves such loading docks to the southern side of such property, whichever shall first occur. Such easement shall in no event continue after exercise of the Option to Purchase described in Paragraph 19 hereof.

(c) Lessor shall have an easement for ingress and egress over the property leased hereunder for access to the basement of the building leased hereunder, access to such basement to be through outside door and not through the main building. Such easement shall in no event continue after exercise of the Option to Purchase described in Paragraph 19 hereof.

21. RAILROAD CHARGES. Lessor and Lessee shall evenly divide any and all charges made by the railroad for the use, or access to, the line dividing the property leased hereunder and the adjoining property of Lessor, such division to continue during the term of this Lease and afterwards, if Lepofsky and Gaino shall exercise the Option to Purchase described in Paragraph 19 hereof.

22. DOCUMENTARY STAMPS. Lessee shall pay all documentary stamp taxes imposed on this Lease by the State of South Carolina.

23. DIVISIBILITY. If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

24. COMPLETE AGREEMENT. This Lease contains a complete expression of the agreement between the parties, and there are no promises, representations or inducements except as are herein provided.

