

valorem taxes, insurance, and rentals shall be prorated to the date of closing.

(g) It is hereby mutually agreed that should said Option to Purchase be exercised as aforesaid, then the Landlord shall furnish to the Tenant a deed containing proper documentary stamps thereon, but the Tenant shall pay all other reasonable closing costs. The closing shall take place at the offices of the Tenant's attorney, within Greenville County, South Carolina, at such address as shall be given by the Tenant to the Landlord and at such time and date as shall be agreed upon by the parties.

(h) In the event the improvements on the property are destroyed or damaged by fire or other hazard prior to the closing of this transaction, the Tenant may, at its election, declare the Option to Purchase void, and neither party shall have any further liability to the other, or, in the alternative, the Tenant, may at its election, elect to have all insurance proceeds payable with respect to the damages to the premises applied to the purchase price, with the Tenant to pay the remainder of the purchase price to the Landlord.

20. During the term of this Lease, or any extension thereof, and for a period of sixty (60) days thereafter, should Landlord determine to sell the property hereinabove described or any part thereof, then Tenant shall have an option or right of first refusal for a period of sixty (60) days from date of written notification thereof from Landlord to Tenant to purchase said property, or such part thereof as is being offered for sale, upon the same terms and conditions as shall be offered by Landlord to any other party. Landlord shall

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