

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

LEASE AGREEMENT

1. PARTIES

This agreement, together with any extensions or amendments, hereinafter called "Lease", is made and entered into as of the 30th day of September, 2007 by and between VRTX, Inc., called "Tenant," and HORNWOOD, INC., a North Carolina Corporation with principal office in Lilesville, Anson County, North Carolina, hereinafter "Landlord."

2. DEMISED PREMISES

Subject to the terms, conditions and agreements to be performed by Tenant set forth in this Lease (hereinafter called "Covenants"), Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the premises (hereinafter called "Premises"), for the term provided below. The Premises are located in Guilford County, State of North Carolina, and are more particularly described on Exhibit A attached hereto and incorporated herein by reference.

3. TERM

3.01 The term of this Lease shall be for a period of one (1) year _____ to commence on September 30, 2007 and to terminate at midnight on September 29, 2008, unless sooner terminated as hereinafter provided.

3.02 Landlord shall deliver possession of the Premises to Tenant on or before the commencement date of the term of this Lease, or at such time as this Lease is fully executed by both parties, if later.

3.03 Tenant acknowledges that it has inspected the Premises, that Landlord makes no warranties with respect to the conditions thereof, that Landlord has no obligation to make any improvements to or modifications of the Premises prior to their delivery to Tenant, and that Tenant shall accept possession of the Premises in an "AS IS" condition.

4. HOLDING OVER

Holding over after the expiration of the original term of this Lease with the consent of Landlord shall constitute an extension of this Lease on a month-to-month basis, with either party having the right to terminate this Lease at the end of any calendar month upon thirty (30) days prior written notice to the other. If Tenant holds over without the consent of Landlord, there shall be no extension of this Lease by operation of law, and Tenant shall be liable to Landlord for all damages resulting from its wrongful holdover.

Any holdover occupancy shall be subject to the same terms and conditions as set forth in this Lease.

5. RENTAL

During the Term, Tenant agrees to pay Landlord as rent, One Hundred Twenty Thousand (\$120,000.00) Dollars at the rate of Ten Thousand (\$10,000.00) Dollars per month on or before the thirtieth day of each month beginning September 30, 2007.

6. TIME AND PLACE OF PAYMENT

6.01 The Monthly Rent is payable monthly in advance; IT IS DUE THE THIRTIETH DAY OF EACH CALENDAR MONTH. If the rental commencement date of this Lease begins on a day other than the first day of a calendar month, Monthly Rent for the first partial month shall be prorated on a daily basis and paid on the commencement date of the term of this Lease. Any installment of Monthly Rent not paid by the fifth day of each calendar month shall be subject to a late charge of five percent (5%) of the amount of the installment.

6.02 Monthly Rent is payable to Landlord, at 766 Haley's Ferry Road, Lilesville, NC 28091.

7. AD VALOREM TAXES

The Landlord shall pay all ad valorem taxes on the Premises, and on the real property of which the Premises are a part. Tenant shall pay all ad valorem taxes that may be assessed upon Tenant's furniture, fixtures, equipment or its Personal Property located on the Premises. If Tenant occupies the Premises for less than a full year, then said taxes shall be prorated on a calendar year basis for the period Tenant occupies the Premises. If the Lease terminates prior to the receipt of the current year's tax notice, then Tenant shall pay a pro-rata amount based on the previous year's tax notice.

8. USE OF PREMISES (HAZARDOUS MATERIALS)

8.01 Tenant shall occupy and use said Premises for offices and for the manufacture, storage and distribution of textile materials, and for no other purpose unless Landlord has specifically consented thereto in writing. Tenant shall not use the Premises for any purpose that will increase the fire or other insurance rates on the Premises above those established for the use described above, and shall comply with all laws, ordinances, rules and regulations of any public authority having jurisdiction over the Premises.

8.02 Tenant shall not bring onto the Premises any Hazardous Material (as defined below) without the prior written approval by Landlord. Any approval must be preceded by submission to Landlord of appropriate Material Safety Data Sheets (MSD Sheets). Notwithstanding the foregoing, once Landlord has approved the introduction of a particular Hazardous Material, the further written approval of Landlord shall not be required with respect to any Substitute Hazardous Material subsequently brought on the Premises by Tenant that is substantially equivalent (in terms of use, storage, chemical composition and toxicity) to the Hazardous Material previously approved by Landlord. In the event of approval by Landlord, Tenant covenants and agrees that it will (1) comply with all requirements of any constituted public authority and all federal, state, and local codes, statutes, ordinances, rules and regulations, and laws, whether now in force or hereafter adopted relating to Tenant's use of the Premises, or relating to the storage, use, disposal, processing, distribution, shipping or sale of any hazardous, flammable, toxic or dangerous materials, waste or substance, the presence of which is regulated by federal, state or local law, ruling, rule or regulation (hereinafter collectively referred to as "Hazardous Materials"); (2) comply with any reasonable recommendations by the insurance carrier of either Landlord or Tenant relating to the use by Tenant of the Premises of such Hazardous Materials; (3) refrain from unlawfully disposing of or allowing the disposal of any Hazardous Material upon, within, about or under the Premises; and (4) remove all Hazardous Materials from the Premises, either after their use by Tenant or upon the expiration or earlier termination of this Lease, in compliance with all applicable laws.

8.03 Tenant shall be responsible for obtaining all necessary permits in connection with its use, storage and disposal of Hazardous Materials, and shall develop and maintain, and where necessary file with the appropriate authorities, all reports, records, receipts, manifests, filings, lists and invoices covering those Hazardous Materials. Tenant shall provide Landlord with copies of all such items upon request, and within five (5) days after receipt thereof, Tenant shall provide Landlord with copies of all notices, orders, claims or other correspondence from any federal, state, or local government or agency alleging any violation of any environmental law or regulation by Tenant, or related in any manner to Hazardous Materials. In addition, Tenant shall provide Landlord with copies of all responses to such correspondence, at the time of the response.

8.04 Tenant hereby indemnifies Landlord, its successors and assigns and agrees to hold Landlord, its successors and assigns, harmless from and against any and all losses, liabilities, damages, injuries, penalties, fines, costs, expenses and claims of any and every kind whatsoever (including attorneys' fees and costs, expenses or claims asserted or arising under the Comprehensive Environmental Response, Compensation

and Liability Act of 1980, as amended, from time to time, and regulations promulgated thereunder, any so-called state or local "Superfund" or "Superlien" law, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards on conduct concerning any Hazardous Material) paid, incurred or suffered by, or asserted against, Landlord as a result of any claim, demand or judicial or administrative action by any person or entity (including government or private entities) for, with respect to, or as a direct or indirect result of, the presence on or under or the escape, seepage, leakage, spillage, discharge, emission or release from the Premises of any Hazardous Material caused by Tenant or Tenant's agents, employees, invitees or successors in interest or caused by fire or other casualty.

8.05 If Tenant fails to comply with the Covenants to be performed hereunder with respect to Hazardous Materials, or if an environmental protection lien is filed against the Premises, or if Landlord or Tenant receives a notice of violation or citation from any local, state or federal governmental authority having jurisdiction over the premises, or if Tenant at any time fails to comply with all environmental requirements of federal, state or local law, statute, ordinance or regulation, rule, court or administrative order or decree, or private agreement, then the occurrence of any of such events shall be considered a default hereunder; and if such default shall not be cured as provided in Paragraph 22.01, Landlord shall have such rights and be permitted to exercise such remedies for such default as set forth in Paragraph 22 (Default and Remedies) of this Lease.

8.06 Tenant will give Landlord prompt notice of any release of Hazardous Materials, reportable or non-reportable, to federal, state or local authorities, of any fire, or of any damage occurring on or to the Premises, the building of which the Premises are a part, or the ground on which the Premises and building are located.

8.07 Tenant will use and occupy the Premises and conduct its business in such a manner that the Premises are neat and clean at all times, with all chemicals or Hazardous Materials marked for easy identification and stored according to all codes as outlined above.

8.08 The Landlord represents and warrants to Tenant that there is no Hazardous Material problem at the Premises as of the commencement date of the Term.

8.09 The warranties and indemnities contained in this Section 10 shall survive the termination of this Lease.

9. UTILITIES/SERVICES

9.01 During the term of this Lease, Tenant shall pay all charges for utilities and/or services to the Premises. These include, but are not limited to, gas, electricity, heat, garbage disposal, telephone, water/sewer charges, storm water charges and all similar type charges.

9.02 Landlord shall have no liability to Tenant for disruption, interruption, or curtailment of any utility or service to the Premises.

9.03 Tenant shall take steps to transfer all utilities into its name effective upon the commencement date of this Lease, or at the time Tenant is allowed to take possession of the Premises, if earlier.

10. MAINTENANCE BY LANDLORD

Except as provided in Paragraph 13.01, Landlord agrees, at its expense, to maintain and keep in good repair the structural portions, and exterior masonry walls of the Premises.

11. MAINTENANCE BY TENANT

11.01 Tenant shall be responsible for the maintenance, repair and/or replacement of any structural portions and exterior masonry walls of the Premises if the necessity therefor is occasioned by or through the negligence, abuse, or omissions of Tenant, its agents, contractors, and invitees.

11.02 Tenant will maintain and keep the Premises in good order, condition and repair, and will repair and/or replace, if needed, all other parts of the Premises which are not the responsibility of Landlord, including, but not limited to, roof, parking areas, walkways, heating, ventilating, and air conditioning (HVAC) equipment, plumbing, electrical and other systems, including lighting fixtures, and windows and doors of all types. The duty of Tenant to maintain the HVAC systems in good order and repair shall specifically include without limitation the duty to inspect same and replace filters therein as needed and to perform periodic servicing of all HVAC equipment.

11.03 Tenant agrees to keep the interior and exterior of the Premises free and clear of trash, debris, and weed growth. TENANT SHALL NOT STORE ANY ITEM OR ABANDON PALLETS OR OTHER UNSIGHTLY ITEMS ON THE EXTERIOR OF THE PREMISES.

11.04 If any maintenance or repairs required to be made by Tenant under this Lease are not completed with ten (10) days, or in the event of an emergency if such maintenance or repairs are not made immediately, then Landlord shall have the right (but not the obligation) to enter upon the Premises and effect the necessary maintenance or repairs on behalf of and at the expense of Tenant. Tenant shall pay to Landlord the reasonable costs of such repairs within ten (10) days after written demand therefor, as additional rent. Notwithstanding the foregoing, if any maintenance or repairs required to be made by Tenant cannot be completed within ten (10) days, then Landlord shall have no self-help rights so long as Tenant prosecutes the repairs with due diligence and keeps Landlord fully informed on the progress of the repairs.

12. RETURN OF PREMISES TO LANDLORD

12.01 Tenant will return the Premises peaceably and promptly to Landlord at the expiration of this Lease, or earlier termination thereof, in as good condition as they were at the commencement of this Lease, ordinary wear and tear and loss by fire and other casualty excepted.

12.02 Tenant will return the Premises free and clear of all personal property and leave the Premises in a "broom-clean" condition.

12.03 At termination of this Lease, all lighting fixtures and lighting tubes and/or bulbs shall be returned to Landlord in good working order.

13. ALTERATIONS

Tenant shall not make any alterations or improvements to the Premises without submitting plans and specifications for such work for the prior written consent of Landlord, which consent Landlord shall not unreasonably withhold. In the event of such consent, Tenant will have the work completed in good and workmanlike manner (meeting all local, state, federal, or other codes) by licensed contractor, acceptable to Landlord, carrying adequate general comprehensive liability insurance. All alterations and improvements will become property of the Landlord and shall remain thereon at the termination of this Lease unless Landlord notifies Tenant (at the time of its consent to the work) that it will be required to remove alterations or improvements and restore the Premises to its prior condition. Tenant shall pay to Landlord as additional rent any increase in ad valorem taxes as a result of any alterations or improvements.

14. PERSONAL PROPERTY/TRADE FIXTURES

Tenant shall store all of its personal property, trade fixtures, inventory, signs and other personal property (collectively, the "Personal Property") at its own risk. Landlord and its agents, employees and contractors shall not be liable for, and Tenant hereby releases, all claims for loss or damage to Tenant's Personal Property, no matter how caused. Provided Tenant is not in default hereunder, Tenant shall have the right to remove all Personal Property from the Premises prior to the expiration of this Lease. If such removal results in any damage to the Premises, Tenant, at its expense, agrees to make repairs needed in order that the Premises shall be restored to the condition in which they were at the commencement of this Lease.

15. ABANDONMENT

Tenant shall not abandon the Premises at any time during the Lease term. If Tenant shall abandon the Premises or be dispossessed by process of law, any Personal Property belonging to Tenant and left on the Premises shall, at the option of Landlord, be deemed abandoned, and available to Landlord to use or sell to offset any rent due or any expenses incurred by removing same and restoring the Premises.

16. INSURANCE

16.01 Landlord will maintain at its expense and in the name of Landlord as the primary insured adequate fire and extended coverage insurance on the Premises. Such insurance shall be for one hundred percent (100%) of the full replacement value of the improvements on the Premises. All proceeds of this insurance shall be the exclusive property of the Landlord.

16.02 Tenant, its assignees and sublessees shall protect, defend, indemnify and hold Landlord harmless from any and all liability, damages and expenses, including court costs and attorneys' fees, arising, directly or indirectly, from any claims, demands, and judgments related to Tenant's use or occupancy of the Premises, without co-insurance and shall name the Landlord and any mortgagee of Landlord as co-insureds.

16.03 Tenant shall keep in force, during the full term of this Lease workmen's compensation insurance in amounts required by law; likewise Tenant will maintain a public liability insurance policy issued by a nationally recognized insurance company with minimum limits for both personal injury and property damage of not less than One-Million Dollars (\$1,000,000.00) for each occurrence. Copies of such policies or

certificates of insurance evidencing the required coverages shall be deposited with Landlord prior to Tenant's occupancy of Premises and at least thirty (30) days prior to the expiration of any such policy, and shall name Landlord as an additional insured (with a contractual liability endorsement) and provide that it shall not be canceled, non-renewed or modified in any material respect unless and until Landlord is given fifteen (15) days' written notice in writing by the insurance company.

16.04 Tenant shall pay for all hazard insurance on all Personal Property in or adjacent to the Premises.

17. MUTUAL WAIVERS; WAIVER OF SUBROGATION

Landlord and Tenant hereby release each other from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property caused by fire or any other perils insured in policies of insurance covering such property, even if such loss or damage shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible. Tenant's policies of hazard insurance on its Personal Property shall contain a waiver of subrogation endorsement in favor of Landlord and copies of same shall be delivered to Landlord upon request.

18. QUIET POSSESSION

Landlord covenants that it is the lawful owner of the Premises and has the authority to enter into this Lease with Tenant. Landlord covenants that Tenant shall enjoy peaceful and quiet possession of said Premises during the term hereof so long as Tenant performs the Covenants set forth in this Lease.

19. DEFAULT AND REMEDIES

19.01 If Tenant shall default in payment of any rent or other sum of money becoming due hereunder for a period of five (5) days after notice of such default has been given to Tenant, or if Tenant shall default in performance of any other Covenant of this Lease and does not within such ten (10) days commence such act or acts as shall be necessary to remedy such default and complete such act or acts promptly, or if Tenant shall be adjudicated as bankrupt, or file in any court a petition in bankruptcy, or file or have filed against it a petition for the appointment of a receiver or trustee for all or substantially all of the assets of Tenant, or make an assignment for the benefit of creditors, or if Tenant shall vacate or abandon the Premises or any substantial part thereof, or suffer the Lease or the Premises, or any substantial part thereof, to be taken

or encumbered under any legal process and such taking or encumbrance is not dissolved within fifteen (15) days, then in any of such events Landlord shall have all of the rights and remedies permitted by law including, but not limited to, the right to evict Tenant by summary proceedings. Following a default by Tenant, Landlord may either terminate this Lease, or it may terminate Tenant's right to possession of the Premises, and re-enter the Premises, make such repairs and alterations as are necessary to relet the Premises, and relet the Premises for such term and at such rentals and upon such other terms and conditions as Landlord may deem advisable. No re-entry by Landlord shall be construed as an election to terminate this Lease unless a written notice of termination is given by Landlord to Tenant. In the event of any termination of this Lease, Landlord may recover from Tenant all damages resulting from the breach, including but not limited to, the present value of the difference between: (i) the Base Monthly Rent and other charges that would be payable by Tenant for the remainder of the term of this Lease; and (ii) the reasonable rental value of the Premises for the remainder of the term of this Lease. Tenant shall remain liable for the payment of Base Monthly Rent and other charges payable under this Lease as and when they come due, but shall be entitled to a credit equal to the amounts actually received by Landlord from reletting the Premises (net of Landlord's expenses incurred in recovering possession of and reletting the Premises).

19.02 In the event of any default by Tenant, whether or not Landlord terminates this Lease or Tenant's right to possession of the Premises, Tenant shall be liable to Landlord for all costs Landlord shall incur in repossession of the Premises, or collecting sums due to Landlord, including court costs and reasonable attorneys' fees, together with interest thereon at the rate of ten (10%) percent per annum from the date upon which any such expense shall have been incurred.

19.03 Tenant understands and agrees that waiver by Landlord of any default or breach of any Covenant herein shall not be construed to be a waiver of that Covenant or of any subsequent breach thereof. In particular, the acceptance of rent by Landlord with knowledge of the breach of any Covenant of this Lease shall not be deemed a waiver of such breach.

20. DAMAGE OR DESTRUCTION

20.01 If the Premises are destroyed or substantially damaged so that the Premises cannot be repaired within ninety (90) days as determined by Landlord, or if there is less than one (1) year remaining under the term of this Lease as of the date of damage, then Landlord or Tenant may elect to terminate this Lease by giving written notice to the other party within thirty (30) days following the damage.

20.02 Tenant shall give immediate written notice to Landlord of any damage to the Premises caused by fire or other casualty. If Landlord or Tenant does not elect to terminate this Lease as provided under Paragraph 23.01, Landlord shall proceed with reasonable diligence, at Landlord's expense, to repair and rebuild the Premises to substantially the same condition which existed prior to the occurrence of said damage or casualty; provided, however, that in no event will Landlord be required to expend in excess of the fire and extended coverage insurance proceeds actually received as a result of said damage or casualty.

20.03 If the Lease is not terminated as provided under Paragraph 23.01, Tenant shall be entitled to a proportionate abatement of rent to the extent of the area damaged until Tenant regains use of the damaged area.

20.04 If the Lease is terminated as provided under Paragraph 23.01, all payments of Monthly Rent and other charges shall cease as of the date of the damage, and all proceeds of any hazard insurance maintained by Tenant under Paragraph 19.01 shall be the exclusive property of Landlord.

21. EMINENT DOMAIN

If a portion of the Premises or the parking areas, driveways, or other areas of the Premises is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by right of eminent domain or by private purchase in lieu thereof, and such taking has a material adverse effect on Tenant's operations in the Premises, then either party hereto shall have the right to terminate this Lease effective on the date physical possession is taken by the condemning authority, by giving written notice to the other party within thirty (30) days. If neither party has elected to terminate this Lease following such a taking, Landlord, at its own expense (provided Landlord's first mortgage lender has made the proceeds of condemnation available to Landlord for rebuilding) will repair and restore the Premises to a tenantable condition, and the rental to be paid by Tenant hereunder shall be proportionately and equitably reduced. Tenant hereby expressly waives all rights to an award resulting from an eminent domain action affecting the Premises, whether such award is compensation for damages to Landlord's or Tenant's interest in the Premises, except that Tenant shall have the right to pursue a separate award from the condemning authority for compensation or damages for its Personal Property and relocation expense.

22. SUBORDINATION

This Lease is subject and subordinate to any and all mortgages, deeds of trust, or

ground or underlying leases now or hereafter placed on the Premises or the property of which the Premises are a part, provided Tenant's quiet possession of the Premises under the Covenants of this Lease shall not be disturbed. This paragraph shall be self-operative without any further instrument necessary to effect such subordination; provided, however, if requested by Landlord, Tenant shall promptly execute and deliver to Landlord any such instrument evidencing subordination of this Lease to or the assignment of this Lease as additional security for any such mortgages, deeds of trust or leases.

23. ESTOPPEL CERTIFICATE

Within ten (10) days after a request by Landlord or any lender of Landlord having an interest in the Premises, Tenant shall deliver a written estoppel certificate, in form supplied by or acceptable to Landlord or such lender, certifying any facts that are then true with respect to this Lease. It is the intent that any such certificate delivered pursuant hereto may be relied upon by any prospective purchaser of the interest of Landlord in the Premises or any part thereof, or by any lender or prospective lender having or intending to obtain a security interest in the Premises, or by any landlord or prospective landlord under any ground or underlying lease affecting the Premises.

24. ENTRY BY LANDLORD

Landlord and those persons authorized by it shall have the right to enter the Premises at any time in the event of an emergency and at all reasonable times otherwise for the purposes of inspection or making repairs or alterations as may be deemed necessary or desirable by Landlord. In addition, during the last three (3) months prior to the expiration of the term of this Lease, Landlord shall have the right to enter the Premises during business hours, upon reasonable advance notice, for the purpose of exhibiting the Premises to prospective tenants or purchasers. Tenant agrees to cooperate with Landlord or Landlord's agent in this respect.

25. SIGNS

25.01 Tenant shall have the right to erect reasonable and normal signage relating to its business activities. The care and maintenance of such signs shall be the responsibility of Tenant and shall remain the property of the Tenant. HOWEVER, LANDLORD SHALL HAVE THE RIGHT TO APPROVE THE SIZE, TYPE, AND PLACEMENT OF ANY SIGN, AS TO WHICH APPROVAL LANDLORD AGREES TO BE REASONABLE.

25.02 It is agreed that Tenant shall not paint any sign on the exterior walls

of the Premises. If Tenant shall erect or have erected any sign on an exterior wall or window, it will repair any damage to the Premises or building occasioned by the installation and removal of such sign(s). If Tenant shall vacate the Premises for any reason, it shall remove any and all signs erected by it on any portion of the Premises.

26. ASSIGNING AND SUBLETTING

26.01 Tenant shall not assign, mortgage, or encumber this Lease, nor sublet or permit the Premises to be used by others, without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

26.02 Notwithstanding Landlord's consent to any such assignment or subletting, Tenant and said assignee or sublessee shall remain jointly and severally liable for the performance of all Covenants of this Lease.

26.03 If Tenant requests Landlord to consent to an assignment of Lease or to approve a sublease, Tenant shall: (i) furnish Landlord with a copy of the proposed sublease or assignment, which shall contain a provision whereby the assignee or subtenant agrees to assume and be bound by all Covenants of this Lease; and (ii) pay to Landlord upon demand therefor, any legal or other expenses which Landlord incurs in order to protect its interest before approving or disapproving such request.

27. LIENS

Tenant shall not encumber or subject the interest of Landlord in the Premises to any mechanics', materialman's, or other liens of any nature whatsoever. If any mechanic's or materialman's lien is filed against the Premises for work claimed to have been done for, or materials claimed to have been furnished to, Tenant, Tenant shall discharge the lien, by bonding or otherwise, within fifteen (15) days after it is filed, and if Tenant fails to discharge the lien within that period, Landlord may do so at Tenant's expense.

28. NOTICES

28.01 Any notice required or provided for in this Lease shall be in writing and may be given by personal delivery, recognized National overnight courier service, or by certified or registered mail, postage prepaid, return receipt requested, addressed to Landlord or to Tenant at the addresses shown below.

LANDLORD

Hornwood, Inc.
Attn: Charles D. Horne
766 Haileys Ferry Road
Lilesville, NC 28091

TENANT

VRTX, Inc.
Attn: Claude Simon
1204 Springwood Avenue
Gibsonville, NC 27249

28.02 The address of Landlord and Tenant may be changed from time to time by either party serving written notice upon the other in the above described manner.

29. MEMORANDUM OF LEASE

Upon request by either Landlord or Tenant, the parties hereto shall execute a short form lease (Memorandum of Lease) in recordable form, setting forth such Covenants hereof (other than the amount of Base Rent and other charges) as either party may wish to incorporate.

30. GOVERNING LAW

This Lease and the rights of the parties hereunder shall be construed and enforced in accordance with the laws of the State of North Carolina.

31. SUCCESSORS

This Lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and permitted assigns, except as otherwise provided for in this Lease.

32. LEASE REVIEW

Submission of this Lease to Tenant for a review does not constitute a reservation of or option for the Premises and this Lease shall become effective as a contract only upon execution and delivery by Landlord and Tenant.

33. SEVERABILITY

It is understood that if any of the Covenants contained herein are ruled to be invalid or unenforceable by a court of competent jurisdiction, the remaining Covenants

shall not be affected and shall remain binding on the parties hereto.

34. CAPTIONS

The headings and captions contained in this Lease are for convenience only and shall not be considered in interpreting the Covenants contained herein.

35. AUTHORIZED LEASE EXECUTION

Each individual executing this Lease as director, officer, partner, or agent of a corporation or partnership represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of such corporation or partnership.

36. ENTIRE AGREEMENT

This Lease constitutes the entire agreement, intent and understanding between the parties hereto and shall not be altered or modified except in writing signed by the parties hereto. Each party agrees that it has not relied upon or regarded as binding any prior agreements, negotiations, representations, or understandings, whether oral or written, except as expressly set forth herein.

37. TRANSFER OF LANDLORD'S INTEREST

In the event of the sale, assignment or transfer by Landlord of its interest in the Premises or in this Lease (other than a collateral assignment to secure a debt of Landlord) to a successor in interest who expressly assumes the obligations of Landlord under this Lease, Landlord shall thereupon be released and discharged from all of its Covenants and obligations under this Lease, except those obligations that have accrued prior to such sale, assignment or transfer; and Tenant agrees to look solely to the successor in interest of Landlord for the performance of those Covenants accruing after such sale, assignment or transfer. Landlord's assignment of this Lease, or of any or all of its rights in this Lease, shall not affect Tenant's obligations hereunder, and Tenant shall attorn and look to the assignee as Landlord, provided Tenant has first received written notice of the assignment of Landlord's interest.

38. LIMITATION OF LANDLORD'S LIABILITY

Tenant agrees that it will look solely to the estate of Landlord in the land and buildings comprising the Premises and the rent, issues and profits arising therefrom for

the collection of any judgment (or any other judicial process requiring the payment of money by Landlord) in the event of any default or breach by Landlord with respect to any of the Covenants of this Lease to be observed and/or performed by Landlord, and no other property or assets of Landlord shall be subject to levy, execution or other procedures for the satisfaction of Tenant's remedies.

39. FORCE MAJEURE

Neither party shall be liable for breach of contract by reason of any failure or delay in the performance of any Covenant to be performed by it under this Lease if the failure or delay is caused by act of God, war, federal or state legislation, regulations or orders, fire or other casualty, strikes, accidents, inability to obtain materials, or from any other cause beyond that party's reasonable control. The foregoing provisions shall not apply to any delay or failure by Tenant to pay Base Monthly Rent or any other amounts payable under this Lease.

40. OPTION TO RENEW

Landlord grants to Tenant, provided Tenant is not in default, the option to renew this Lease for one (1) additional term of three (3) years to begin September 30, 2008, upon the same Covenants as herein set forth.


Tenant shall exercise said option by giving prior written notice by certified or registered mail, return receipt requested, on or before sixty (60) days prior to the end of the initial term.

41. OPTION TO PURCHASE

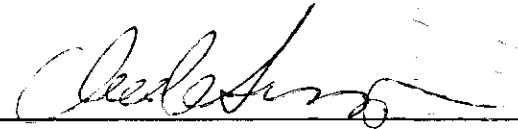
At any time during the term of the Lease or any extension thereof, Landlord grants Tenant an option to purchase the Subject Premises, together with all machinery and equipment located on or in the Subject Premises for a purchase price of Six Hundred Fifty Thousand Dollars (\$650,000.00). In the event Tenant exercises this option to purchase the purchase price shall be reduced by twenty-five percent (25%) of the total lease payments Tenant has made to the date of its exercise of this option.

IN TESTIMONY WHEREOF, the LANDLORD and TENANT have caused these presents to be executed and delivered as of the day and year stated.

LANDLORD: Hornwood, Inc.

By: 

TENANT: VRTX, Inc.

By: 

STATE OF ~~NORTH CAROLINA~~ GEORGIA
COUNTY OF Treutlen

I, Connie Sumner, a Notary Public, certify that Claude Simon personally came before me this day and acknowledged that he is President of VRTX, INC, and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President and sealed with its corporate seal.

WITNESS my hand and notarial seal, this the 19 day of September, 2007.

Connie Sumner
Notary Public
My commission expires 10-20-09

STATE OF NORTH CAROLINA
COUNTY OF Anson

I, a Notary Public of the County and State aforesaid, certify that Kenneth W Horne, Jr personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 20 day of September 2007

Theresa R. Bartrand
Notary Public
My Commission Expires 6/14/08

Exhibit A

Subject Premises

Address: Land and Buildings located at:
1204 Springwood Avenue
Gibsonville, NC 28249

Legal Description:

Lots 5 through 39 inclusive, Springwood Acres Subdivision as shown in Plat Book 16 at page 6 Guilford County Public Registry.

All machinery and equipment located at and in the Subject Premises.