

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease or any renewal thereof, the said Lessors, their agents, prospective purchasers, prospective lessees or their assigns, may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Lessee.

Should the Lessee fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Lessee herein is given the option and privilege of renewing this lease for an additional five years at a rental to be agreed upon between the parties hereto, provided however, that the rental for the additional five year term is agreed upon by the parties hereto prior to sixty days from the expiration of this lease, and provided further that notice of intention to exercise this option to renew is given by Lessee to Lessors in writing not less than sixty days prior to December 31, 1953.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at Greenville, S.C., this day and year first above written.

In the Presence of:

Ella D. Bauger)
Zell Ford)
 As to Lessors)

J. W. Williams
M. S. Merrill
 Lessors

H. H. Hinson)
Christine S. Giles)
 As to Lessee)

GREENVILLE PROGRESSIVE GROCER'S
 CO-OPERATIVE ASSOCIATION (LS)

BY Chas M. Wenton
 President

And J. H. Cooper
 Secretary