

same in a clean and sanitary condition and deliver said premises at the termination of said lease, or any renewal thereof, in as good condition as he finds them, ordinary wear and tear excepted.

The Lessors agree that they will at their own expense, keep the roof, sidewalls, floors, water and fuel pipes, structural fixtures and accessories, air conditioning equipment and furnace in a good state of repair at all times.

The Lessee agrees to use the premises as a warehouse for the storage and handling of wholesale and retail groceries and allied products, and shall at all times comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal governments.

The Lessors agree that they will at their own cost and expense install on the leased premises an electric conveyor, operating from the railway siding East of and adjacent to said property up to the warehouse floor.

If at any time during the term of this lease the Lessee should desire to convert a portion of the space now used as offices into warehouse space, the Lessors agree that they will at their cost and expense make the necessary changes, but if this is done, it is understood that the Lessors shall have the right to remove from the premises the entire air conditioning system.

The Lessors acquired the demised premises for their own use in operating a business for handling lumber and building supplies, which business is now being conducted on property leased by them from the Piedmont & Northern Railway Company on the North side of West McBee Avenue, in the City of Greenville. In the event that the Lessors work out a new lease with Piedmont & Northern Railway Company on terms and conditions satisfactory to them prior to four (4) years from the date of the within lease, Lessors agree that Lessee shall be given the option to renew the within lease for an additional term of five (5) years, provided: (1) that Lessee shall give notice to Lessors in writing of his desire to renew the within lease at least one (1) year prior to the termination date hereof; (2) the rent for such renewed period shall be determined