

month for the premises adjoining and now occupied by Johnson Candy Company, Inc., provided the Lease now in existence between the Lessor and Johnson Candy Company, Inc. is no longer of force or effect at the time the Option to renew is given to the Lessees herein. The parties hereto are to agree as to the rental price for the premises referred to in this paragraph as the prices mentioned are the maximum rental prices. Any renewal under this Option is to be upon the same terms and conditions specified in this entire Lease except as to the rental price and should the Lessees elect to exercise said Option, they shall give written notice to the Lessor of such intention on or before December 1, 1955.

9. Should the Johnson Candy Company, Inc., for any reason, vacate the premises now leased by them from the Lessor, then the Lessor gives to the Lessees herein the right of refusal to become Lessees of the property now leased to the Johnson Candy Company, Inc., at a rental price not to exceed \$300.00 per month. Should the Johnson Candy Company, Inc. vacate said premises, for any reason, then the Lessor will advise the Lessees in writing of such vacation as soon as reasonably convenient and the Lessees shall have fifteen (15) days thereafter in which to exercise this Option to become Lessees of the premises now leased by Johnson Candy Company, Inc..

10. The Lessees shall not sublease any portion of the leased premises without the written consent of the Lessor.

11. The Lessees in the operation of their business on the leased premises shall comply with all Ordinances of the City of Greenville, S. C., and the laws of the State of South Carolina, and shall not suffer anything to be done which might constitute a nuisance.

12. The Lessor, his representatives and agents, shall have the right to enter the premises at reasonable hours from time to time for the purpose of showing said building and premises to any prospective purchaser.

13. The Lessees at their expense are at all times to carry Plate Glass Insurance covering all glass in the leased premises.