

The Landlord agrees that if the Tenant shall not be in default in performing any of its obligations under this lease, Tenant shall have and is hereby granted an option to extend the term of this lease for any period of time not exceeding ten (10) years, such extended term to begin upon the expiration of the term of this lease and all the terms, covenants and provisions of this lease shall apply to said extended term with the exception, however, that the Tenant shall not have an option to again extend the term of this lease. If the Tenant shall elect to exercise the aforesaid option it shall do so by giving to the Landlord notice in writing of its intention to do so not later than one (1) year prior to the expiration of the term of this lease, and in said notice shall state the date to which it elects to extend the term of this lease.

If the Landlord shall receive a bonafide offer to purchase the demised premises or the property of which the demised premises are a part, which offer is acceptable to the Landlord, the Landlord agrees that the Tenant shall have and is hereby granted an option to purchase the same upon the same terms and provisions as are a part of such offer. The Landlord agrees immediately after receipt of such offer to give to the Tenant notice in writing of the terms and provisions thereof, and that the Tenant may exercise its option to purchase said property at any time within twenty (20) days after such notice is received by the Tenant. If Tenant shall elect to exercise such option it shall do so by giving notice in writing to the Landlord and a contract of sale shall be executed by the parties and title closed within a reasonable time thereafter.

The Landlord hereby grants to the Tenant during the term hereof, in common with others entitled to similar use thereof, the free and continuous right of ingress and egress over a private alley to and from Laurens Street from and to a portion of the demised premises; said alley being shown on a survey dated March 23, 1953 recorded in the R.M.C. office of Greenville County, S. C. in Plat Book GG, at page 13 (said survey being the same survey attached to and made a part of Schedule "A" in the Agreement) and established by agreements dated May 20, 1953 and March 14, 1919 as recorded in the R.M.C. Office of Greenville County, S. C., in Deed Book 479 at page 73, and Deed Book 37 at Page 531 respectively.

*revision accepted 9/19/53*  
*J.H. Fisher*



IN WITNESS WHEREOF, the Landlord and Tenant have duly executed and affixed their respective seals to this lease on the day and year first above written.

In the Presence of:

*Roberta Davidson*  
*Bertha M. Fortune*

THOMASON REALTY COMPANY

BY: *[Signature]* (SEAL)  
President

*James H. Thomason, Jr.* (SEAL)  
Attest: Secretary

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\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

as to *[Signature]*  
*[Signature]*

Woolworth  
ATTEST: *[Signature]* Secretary

LANDLORD

F. W. WOOLWORTH CO.

By: *[Signature]*  
Vice President  
TENANT

