

Tenant. In the event that the Tenant fails to exercise the extension option or options granted to it under the clause hereof captioned "Options to Extend", any sublessee or assignee of the Tenant shall have the right to exercise the extension options contained in this lease, provided such sublessee or assignee leases the demised premises to a tenant with a net worth of not less than Ten million Dollars (\$10,000,000), or in lieu thereof obtains for Landlord a guarantee by a person, firm or corporation having a net worth of not less than Ten million Dollars (\$10,000,000) guaranteeing the performance of all terms, provisions and conditions of the within lease during its term or any extension thereof, or in lieu thereof the sublessee or assignee deposits in escrow with The First National Bank of Greenville, South Carolina, U. S. Government Bonds having an aggregate par value equal in amount to the last two full years' rent paid to the Landlord under this lease immediately prior to the exercise of the extension option by such sublessee or assignee, or delivers to the Landlord an acceptable corporate surety bond for the same amount. The deposit of said bonds or the delivery of said corporate bond is intended to secure Landlord with respect to the fulfillment of the sublessee's or assignee's obligations under this lease as hereinafter provided, and if there be no default in such obligations as of the date on which this lease terminates then and in such event said bonds shall be redelivered to the sublessee or assignee by the escrow