

Carolina.

Said lease is for the term commencing with July 1st, 1957 and ending June 30th, 1962 at the annual rent of Nine Hundred (\$900.00) Dollars, payable at the rate of Seventy-five (\$75.00) Dollars per month on the first day of each and every month in advance, should the Tenant make default in the payment of any monthly installment of rent for as much as ten (10) days, the Landlord shall have the right to declare the entire amount due and proceed to collect same by an action of law, or at her option, may declare the lease forfeited.

The Tenant shall not assign this lease in any event and shall not sub-let the demised premises without the written consent of the Landlord.

It is agreed that the Landlord shall pay real estate taxes assessed against the realty, and the Tenant agrees to pay all privilege or occupational taxes and pay any increase in the amount of real estate taxes due to its use or increase in the value of the property due to its use and occupation of same.

It is further agreed by the parties hereto that the Tenant shall have the option and privilege at the expiration of this lease of renewing it for a further period of five (5) years at the monthly rent of the best bona fide offer made to Landlord by third parties or at Seventy-five (\$75.00) Dollars per month as herein provided, whichever is more.

At the termination of this lease the Tenant shall have the privilege of removing all property and improvements placed thereon by it. This lease shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

In testimony whereof the Landlord has hereunto set her hand and seal and the Tenant has caused this lease to

(Continued on Next Page)