

this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, the said Lessors, their agents, prospective purchasers, prospective lessees or their assigns, may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Lessees.

Should the Lessees fail to pay any instalment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Lessors, may, at their option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the re-taking of such possession.

The Lessees have the right and option of extending this lease for an additional term of five (5) years beginning upon the termination date provided for herein at a rental to be mutually agreed upon between the Lessors and Lessees. In order to exercise said option Lessees shall give the Lessors written notice of its intention to exercise, at least six (6) months before the expiration of the term of this lease. But in order for the renewal to become effective the rental must be agreed upon by the Lessors and Lessees at least sixty (60) days before the expiration of the original term of this lease.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set

RAINEY, FANT,
BRAWLEY & HORTON
ATTORNEYS AT LAW
GREENVILLE, S. C.

(Continued on Next Page)