

(4) The Lessee hereby agrees to pay unto the Lessor for and during the term of said lease a rental of Two Hundred Twenty-five Dollars (\$225.00) per month, said rent to be paid monthly in advance on or before the 10th day of each and every lease month during said lease period.

(5) It is understood and agreed that the Lessee shall have the option of renewing this lease for eight (8) successive terms of one (1) year each at the rental hereinabove specified upon the Lessee's giving written notice of its intention to renew unto the Lessor on or before the 1st day of December of each and every successive lease year; in the event of the renewal of said lease, the Lessee shall pay the rental in monthly installments on or before the 10th day of each and every lease month during said optional periods. It is further agreed that all covenants, promises and agreements contained herein with relation to the initial 18-months term shall remain in full force and effect during the initial 18-months term and during the term of each renewal thereafter.

(6) It is agreed that the Lessor shall at his own cost and expense construct on said demised premises a one-story warehouse to contain at least ~~75,000~~ ^{at least 50,500 Square Feet H.L.P.} square feet of floor space. Said warehouse shall be of brick construction and shall be of similar design and structure to the warehouse heretofore leased by the Lessor to the Lessee located at No. ~~29~~ ²⁷ Peden Street, in the City of Greenville, County of Greenville, State of South Carolina. Said newly-constructed warehouse shall be adjacent to and immediately contiguous with said warehouse heretofore leased by the parties to this agreement.

(7) Lessor agrees that upon completion of said warehouse, he will construct a 16-foot fireproof door between the building to be erected on the premises herein demised and the warehouse on the adjoining property heretofore leased by the parties, in the center of the side wall between said two warehouses.

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