

in writing to any statement above mentioned within said six months, such statement shall be conclusively presumed to be correct, and thereafter Tenant shall not be required to preserve the records from which such statement was compiled. Landlord agrees not to divulge to anyone the information obtained by Landlord and Landlord's representative from such records or from the statements above mentioned, except to any mortgagee or prospective purchaser of the property and except as may be necessary for the enforcement of Landlord's rights under this lease. Nothing herein contained, however, shall be deemed to confer upon Landlord any interest in the business of Tenant in the leased premises.

(c) Until further notice to Tenant, rent checks to be payable to and mailed to

Wade Hampton Shopping Center, Inc.  
c/o J. H. Garrison, Jr., Manager  
P. O. Box 120  
Greenville, South Carolina

Term,  
Lease  
Year,  
Op-  
tions

3. (a) If the rent shall not have begun to accrue on the date above specified for the commencement of the term of this lease, then the term shall not commence until the date on which the rent begins to accrue and shall continue for ten years thereafter; provided, however, that if such commencement date be other than the first day of the calendar month, then the term shall continue to and including the last day of the same calendar month of the ten year thereafter. For the purpose of Section (b) of Article 2, the first lease year shall commence on the date the <sup>fixed</sup> rent begins to accrue and, if such commencement be the first day of a calendar month, shall end 12 months thereafter, or, if such commencement be other than the first day of the calendar month, shall end on the last day of the same calendar month of the first year thereafter, and each succeeding lease year shall be each succeeding twelve months period.

(b) Tenant shall have, and Landlord hereby grants to Tenant, the right and option, at Tenant's election, of three successive extensions of this lease and the term hereof, for three successive periods of five years each, at the same rents and upon and subject to the same applicable covenants and conditions. If Tenant elects to exercise any such successive option, Tenant shall send notice thereof to Landlord at least twelve months prior to the expiration of the original term or of the then current extension, as the case may be. If Tenant shall fail to exercise such first extension option, Tenant shall pay to Landlord, on or before the date on which this lease shall terminate by reason thereof, the sum of \$18,150.00, but Tenant shall have no liability to Landlord if Tenant shall fail to exercise such second or third extension options. *WAT*

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Posses-  
sion

4. Landlord shall put Tenant into simultaneous exclusive physical possession of the leased premises on June 1, 1961, or as soon as possible thereafter, and in any case not later than December 1, 1961, and at the same time deliver to Tenant a full set of keys. Landlord shall notify Tenant at least two months before such possession is to be delivered. If possession is not delivered by the latest date above mentioned, Tenant may cancel this lease. Said premises upon delivery shall be in good condition and repair and shall fully comply with all lawful requirements; the first floor shall have a continuous ceiling height of not less than twelve feet, with level floor, all of one elevation, and with column spacing acceptable to Tenant; said basement space shall be completely enclosed with brick or concrete walls, shall be located directly beneath and have sufficient and convenient access from said first floor space and shall have a continuous ceiling height of not less than twelve feet; all floors shall be capable of bearing a live load of at least 100 pounds to the square foot. Tenant shall have the right, without being deemed to have accepted possession, to