

Term and
Renewal
Options

TO HAVE AND TO HOLD THE SAME with all the privileges and appurtenances pertaining thereto, unto LESSEE, its successors and assigns, for the full term of fifteen years beginning the first day of the calendar month following the completion of the improvements to the premises as hereinafter described: PROVIDED that the LESSEE shall have two options to extend this lease for two successive terms of five years each on the same terms and conditions herein contained upon giving to the LESSOR written notice of its intention to exercise either of said options not less than six months from the expiration of the original term or the first extension thereof.

Rental

YIELDING AND PAYING THEREFOR, during the term thereof, a yearly rental of Ten Thousand Six Hundred Forty-One and 12/100 (\$10,641.12) Dollars payable at the rate of Eight Hundred Eighty-Six and 76/100 (\$886.76) Dollars on the first of each and every month in advance.

LESSOR HEREBY COVENANTS THAT:Improvement
of Premises

1. LESSOR shall improve the premises at his own expense in accordance with LESSEE'S plans and building specifications prepared by Michael McMillan, Architect, copies of all of which are signed by the parties and annexed hereto and made a part hereof. The improvements shall be made in conformance with the building laws of the City of Greenville, State of South Carolina, and all the laws, ordinances and rules and regulations of all public authorities having jurisdiction over the premises. LESSOR shall furnish to LESSEE, as soon as possible after preparation, copies of all architectural drawings and specifications covering said improvements. LESSEE shall have the right, for the sole purpose of rendering the premises leased hereby more suitable for LESSEE'S use to incorporate changes in said drawings and specifications

(CONTINUED ON NEXT PAGE)