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II

The annual rental payable by the Lessee to the Lessor for the use of the aforesaid land and building, for the term hereinabove specified, shall be (a) for the land, One Thousand Fifty (\$1,050.00) Dollars, and (b) for the building, an amount equal to ten (10%) per cent of the Lessor's cost of construction of said building, (which cost shall be certified to the Lessee by the Lessor as soon as practicable after the completion of the building). The Lessee agrees to pay said rental at the office of Alester G. Furman Co., Incorporated, in the City of Greenville, South Carolina, in equal monthly installments, payable in advance on the first day of each calendar month during the term hereof. In the event the term of this lease shall not begin on the first day of a month, the first and last rental installment payments shall be prorated according to the number of days in each of said months to which the term hereof shall apply. Upon completion of the aforesaid building on the leased premises and the determination of the cost of such building, the amount of the equal monthly rental installments, payable as aforesaid, will be incorporated in the endorsement to the lease provided for in paragraph I above.

III

The Lessee, at its option, may extend the term of this lease for an additional period of five (5) years by giving to the Lessor written notice of its intention to do so at least six (6) months prior to the end of said ten (10) year term. The extended term hereof shall be upon the same terms and conditions as herein set forth.

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