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TO HAVE AND TO HOLD said premises unto the Lessee for a term of ten (10) years, beginning on the date said Muffler and Brake Shop building hereinafter mentioned is completed upon said premises and ready for occupancy, and terminating on a corresponding date ten (10) years thereafter. The date on which said building is so completed and ready for occupancy, and on which the term hereof shall begin, shall be endorsed hereon in writing and shall be signed by the parties hereto.

The Lessee agrees to pay to the Lessor at the office of Alester G. Furman Co., in the City of Greenville, South Carolina, as rent for said premises, the sum of Four Thousand Five Hundred and Forty-Eight and No/100 (\$4,548.00) Dollars per annum, in equal monthly installments of Three Hundred Seventy-nine and No/100j(\$379.00) Dollars, payable in advance on the first day of each month during the term hereof. If the term of this lease shall not begin on the first day of the month, the first rental payment shall be payable on the day when the term begins and the first and last rental payments shall be pro-rated according to the number of days in each of said months to which the term hereof shall apply.

The Lessor agrees to give the Lessee an option to renew the within lease for a period of five years at a rental of \$4,548.00 per year, payable \$379.00 per month in advance on the first day of each month during the term thereof. This option shall be exercised by the Lessee giving written notice to the Lessor six months prior to the termination

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