

4. The front elevation shall follow the attached copy marked "Front Elevation Exhibit D".
5. Exterior walls to be 8 inch block and 4 inch brick with furring and plaster on interior (excepting mechanical room). The building and equipment shall be of good quality and constructed in manner satisfactory to lessee. The heating and air conditioning shall be of size and design to properly heat and cool the building. The exterior brick to be of quality and color mutually satisfactory to lessors and lessee.

The exhibits are initialed by the parties hereto and are attached and made a part of this lease.

TERM

The term of this lease shall be ten (10) years beginning with the date upon which the lessor shall complete the building hereinabove described and the delivery to and acceptance of same by the lessee, it being the intention of the parties hereto that the effective date of this lease shall be no sooner than December 1, 1964, unless the building is completed subsequent thereto and the lessee takes possession thereafter in which event the beginning date shall be the date of occupancy, subject to the conditions herein-after provided.

In the event for any reason whatsoever, that the building is not completed and accepted by November 30, 1964, the lessors shall, if lessee is unable to continue in its present location, provide adequate and satisfactory space in Greenville, South Carolina, comparable to its existing office at 304 North Church Street, Greenville, South Carolina, at a rental not to exceed \$7,500 per annum. If completion is not effected February 28, 1965, the lessee shall have option to cancel this lease by giving written notice of such termination to the lessors.

RENT

The Lessee shall pay to the Lessors a yearly rental of Seven Thousand Five Hundred and no/100 dollars (\$7,500.00), payable in monthly instalments of Six Hundred Twenty-five and no/100 dollars (\$625.00), on the first business day of each and every month during the term hereof.

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