

in any way be construed as a renewal of the term of this lease (or option as set out below, if said option is exercised) but such holding over shall constitute a tenancy from month to month only, but subject to the conditions of this lease other than those relating to the term thereof and for which tenancy the Tenant agrees to pay the Landlord One Hundred Twenty-Five (\$ 125.00) Dollars per month in advance. Said tenancy from month to month may be terminated by either party by giving thirty days' written notice.

10. OPTION. It is understood and agreed that the tenant herein shall have one (1) option to renew this lease for a period of two (2) years under the same terms and conditions of this lease, specifically including the rental of One Hundred Twenty-Five (\$ 125.00) Dollars per month, in advance; however, written notice of tenant's election to exercise said option for two (2) years shall be given to Landlord on or before sixty (60) days from the termination of this lease in order for said option to be effective.

In Witness Whereof, the parties have hereunto set their hands and seals the day and year first written above.

In the presence of:

Bill Buzeman
H.C. Spivey
as to Landlord
Ernest DeLoach
Pat Waldrop
as to Tenant

Milton I. McMahan (SEAL)
Milton I. McMahan
Landlord
Don Seawright (SEAL)
Don Seawright, doing business
as Style Rite Beauty College
Tenant

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me H.C. Spivey and made oath that he saw the within named Milton I. McMahan, as Landlord, sign, seal and deliver the within written Lease, and that he with Bill B. Buzeman witnessed the execution thereof.

SWORN to before me this the 11th
day of May, 1965.
Bill Buzeman (L.S.)
Notary Public for South Carolina

H.C. Spivey