

such damages. However, should the building be so destroyed by fire or other casualty so as to be totally unfit for occupancy and use, this lease may be terminated at the election of either party, notice thereof in writing being given to the other party.

12. PEACEFUL USE. The Landlord covenants and agrees that the Tenant, upon paying the/herein reserved, and upon performance of the covenants and agreements herein contained, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid together with any option thereof.

13. OPTION. It is further agreed that Tenant shall have the option to renew or extend this lease for an additional period of five years under the same terms and conditions as contained herein provided Tenant gives to Landlord sixty (60) days' written notice prior to the termination of this lease of Tenant's intention to renew or extend the existing lease for a period of five (5) years. Should the Tenant not exercise its option and should the Tenant remain on the premises after the termination of this lease and the Landlord agrees to accept a monthly rental for said occupancy, it is agreed that the occupancy shall be on a month-to-month basis.

#5

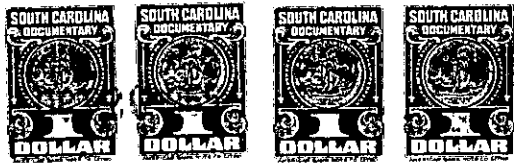
In Witness Whereof, the Landlord and Tenant have hereunto set their hand and seal this the day and year first written above.

Witnesses:

C. Otto White, Jr.
Francis R. Lettke

J. P. Medlock
Landlord
S. M. S. CORPORATION
BY: Richard W. Sherwood Pres.
BY: Earl W. Martin Sec. Treas.
Tenant

Richard Sherwood
Earl Martin



Recorded October 20th 1965 at
Greenville

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY APPEARED THE UNDERSIGNED WITNESS AND MADE OATH THAT HE SAW THE WITHIN NAMED J. P. MEDLOCK, LANDLORD, AND SMS CORPORATION, BY ITS DULY AUTHORIZED OFFICERS, TENANT, SIGN, SEAL AND AS THEIR ACT AND DEED DELIVER THE WITHIN WRITTEN LEASE AND THAT HE, WITH THE OTHER WITNESS

SUBSCRIBED ABOVE WITNESSED THE EXECUTION THEREOF AND HE AND SHE AND SWORN TO BEFORE ME THIS 14TH DAY OF OCTOBER, 1965. AT GREENVILLE, SOUTH CAROLINA.
C. Otto White, Jr.
C. OTTO WHITE, JR.
Recorded, October 20th, 1965 at 2:53 P.M. #12210
Francis R. Lettke (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA