

term of fifteen (15) years, beginning January 1, 1967 and terminating December 31, 1982.

The Lessee shall have the option to extend the term hereof for an additional five (5) year period upon the same terms and conditions as herein expressed except as hereinafter set forth, provided that the Lessee is not in default hereunder and provided that the Lessee gives to the Lessor written notice of its intention to so extend the term of this lease at least four (4) months prior to the end of the original fifteen (15) year term hereof.

In consideration of the premises, the Lessee covenants and agrees to pay to the Lessor during the initial fifteen (15) year term hereof a yearly rental of Two Thousand Forty (\$2,040.00) Dollars plus a sum equal to ten (10%) per cent of the total cost of constructing the building which has been erected by the Lessor on the leased premises (such cost to include any sums expended directly or indirectly in connection with the project, including, but not limited to, site development of whatever nature and kind, architecture and engineering fees, and expenses), said rental to be paid in equal monthly installments, payable in advance on the first day of each month during the term hereof at the office of Alester G. Furman Co. in the City of Greenville, South Carolina and to be endorsed hereon in writing and signed by the parties hereto. If this lease shall be extended for an additional five (5) year term, the monthly rental will be identical in all respects with the monthly rental for the initial fifteen (15) year term, with the exception that the Lessee shall pay as additional rental an amount equal to any increases in ad valorem taxes on the property covered by this lease in the future

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