

In the event the Lessee exercises his option to extend said lease for an additional period of five years in the manner above outlined, the rental for said additional five year period shall be the sum of Two Hundred Dollars (\$200.00) per month.

The Lessor owns a 20 foot building immediately south of the premises hereby leased and hereby agrees not to lease or rent said building for any purpose that will be in competition with the business to be conducted by the Lessee on the premises hereby leased.

It is agreed that the Lessee will pay to the Lessor whatever future rate increases the Lessor may be required to pay for fire insurance on the leased premises by reason of the operation of this particular laundry and dry cleaning plant. This agreement does not apply to general rate increases which affect all laundries and dry cleaning establishments and relates only to increases which may occur in the future. The Lessor agrees that the premises have been inspected and that they do now qualify for the operation of a pretroleum laundry and dry cleaning installation with a fixed rate now being in force and effect.

THIS the 20<sup>th</sup> day of January, 1964.

In the presence of:

Don P. Armstrong

Victor D. Gifford (LS)  
Victor D. Gifford  
LESSOR

Fletcher C. Mann

B. Robert Coker, Jr. (LS)  
B. Robert Coker, Jr., d/b/a  
Botany Laundry and Cleaners  
LESSEE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me Fletcher C. Mann  
and made oath that he saw the within named 2 PARTIES  
sign, seal and as his her their act and deed, deliver the within instrument,  
and that he with Don P. Armstrong  
witnessed the execution thereof.

Sworn to before me, this 19<sup>th</sup>  
day of June A. D., 1967 Fletcher C. Mann  
Harry A. Chapman (SEAL) JR. Witness

Notary Public, S. C.

Lease Recorded June 19th., 1967  
At 12:02 P.M. # 31022