

installments of Two Hundred Seventy-Five (\$275.00) Dollars each, upon giving to Lessor notice in writing of intention so to renew at least ninety (90) days prior to the expiration of the original term. If such option is exercised, the renewal period, except as to rental, shall be upon all and the same terms and conditions herein set forth.

11. CONDEMNATION OF DEMISED PREMISES. In the event the demised premises are taken in condemnation and thereby rendered unusable, this lease shall terminate and neither party shall be liable to the other; but in the event there shall be a partial taking which shall affect the rental value of the demised premises but not render them unusable, this lease shall continue for the remainder of the term with an appropriate adjustment in rental to be agreed upon as determined by a board of arbitrators in accordance with procedures set forth under South Carolina law.

12. SURRENDER OF PREMISES ON TERMINATION. Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon the termination of this lease, or any extension thereof, she will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted.

In Witness whereof the parties hereto have hereunto set their hands and seals this the 1st day of May, 1968.

In the presence of:

Carolyn A. Abbott
Mary J. Martin
as to Lessor

Nancy M. McLoake
Jean Thompson
as to Lessee

Eugene E. Stone, Jr. (SEAL)
Eugene E. Stone, Jr.

A. M. Stone (SEAL)
A. M. Stone

Ann S. Cleveland (SEAL)
Ann S. Cleveland

Hallie S. Maxon (SEAL)
Hallie S. Maxon

By Eugene E. Stone, Jr. (SEAL)
Eugene E. Stone, Jr., Attorney-in-Fact
Lessor

Sybil T. Garrison (SEAL)
Sybil T. Garrison, doing business under the
style and name of Fashion Flair Beauty Salon



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