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in writing to any statement above mentioned within said six months, such statement shall be conclusively presumed to be correct, and thereafter Tenant shall not be required to preserve the records from which such statement was compiled. Landlord agrees not to divulge to anyone the information obtained by Landlord and Landlord's representative from such records or from the statements above mentioned, except to any mortgagee or prospective purchaser of the property and except as may be necessary for the enforcement of Landlord's rights under this lease. Nothing herein contained, however, shall be deemed to confer upon Landlord any interest in the business of Tenant in the leased premises.

(c) Until further notice to Tenant, rent checks shall be payable to and mailed to

Bell Tower Shopping Center, Inc.
c/o Alester G. Furman Co., Agent
P. O. Box 288
Greenville, South Carolina

Term,
Lease
Year,
Op-
tions

3. (a) If the rent shall not have begun to accrue on the date above specified for the commencement of the term of this lease, then the term shall not commence until the date on which the rent begins to accrue and shall continue for thirty years thereafter; provided, however, that if such commencement date be other than the first day of the calendar month, then the term shall continue to and including the last day of the same calendar month of the thirtieth year thereafter. For the purpose of Section (b) of Article 2, the first lease year shall commence on the date the fixed rent begins to accrue and shall end on December 31 thereafter, and each succeeding lease year shall be each succeeding twelve months period commencing January 1 and ending December 31 except that the last lease year hereunder shall end on the date this lease shall expire or otherwise terminate having commenced on January 1 preceding.

(b) Tenant shall have the right and option, at Tenant's election, to terminate this lease ~~effective as of the last day of the 120th full calendar month of the term,~~ effective as of the last day of the 180th full calendar month of the term, effective as of the last day of the 240th full calendar month of the term and effective as of the last day of the 300th full calendar month of the term. If Tenant shall elect to exercise such option, Tenant shall send notice thereof to Landlord, at least six months prior to the date this lease shall so terminate, but no notice shall be required to terminate this lease upon the expiration of the full term.

Deliv-
ery of
Poss-
ession

4. Landlord shall put Tenant into simultaneous exclusive physical possession of the leased premises on April 1, 1969, or as soon as possible thereafter, and in any case not later than April 1, 1970, and at the same time deliver to Tenant a full set of keys, provided that if Landlord shall so put Tenant into possession between October 1 and December 1, then the time allowed Tenant to open for business under Article 6 shall be extended by the period between the date of such possession and December 1. Landlord shall notify Tenant at least two months before such possession is to be delivered. If possession is not delivered by the latest date above mentioned, Tenant may cancel this lease. Said premises upon delivery shall be in good condition and repair and shall fully comply with all lawful requirements; the first floor shall have a continuous ceiling height of not less than twelve feet, with level floor, all of one elevation, and with column spacing acceptable to Tenant; ~~said basement space shall be completely enclosed with brick or concrete walls, shall be located directly beneath and have sufficient and convenient access from said first floor space and shall have a continuous ceiling height of not less than~~ feet; all floors shall be capable of bearing a live load of at least 100 pounds to the square foot. Tenant shall have the right, without being deemed to have accepted possession, to enter the leased premises as soon hereafter as practical, to take measurements and install its fixtures, but such entry or the opening for business shall not constitute a waiver as to the condition of the premises or as to any work to be done or changes to be made by Landlord.

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