

of the payments and of all other covenants of said mortgage.

14. 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 termination of this lease or any extension thereof, that it will quietly and peaceably deliver up possession of the demised premises in good order and condition, reasonable wear and tear excepted. It is agreed that at the time of the termination of the original term of this lease, or if the termination occurs earlier by reason of default on the part of Lessee, then and in either event, at such time the improvements located on the demised premises shall be the property of the Lessor, its successors or assigns. Subject only to that certain mortgage dated January 21, 1970 in the amount of \$100,250.00 in favor of Wachovia Bank & Trust Company.

15. Right to remove equipment on termination. All signs, movable equipment, and trade fixtures which may be placed or installed in or on the said premises by the Lessee shall remain the property of the Lessee which shall have the right to remove the same within ten days after termination of this lease, provided Lessee shall not be in default hereunder, and provided further that Lessee shall repair or reimburse the Lessor for the cost of repairing any and all damage resulting to the demised premises from the removal of such equipment. All other fixtures and equipment which are permanently attached to the building or the premises shall become and remain the property of the Lessor.

16. Option to renew. Lessee is granted the right at its option to renew this lease for an additional period of 5 years at an annual rental of not less than \$8,000.00 per year upon giving to the Lessor notice in writing of intention so to renew at lease sixty (60) days prior to the expiration of the term herein provided. Should said renewal option be exercised by the Lessee, Lessee is granted the further right to renew this lease for a second term of five years under the same terms as the first 5 year option. Should said renewal option be exercised by the Lessee,



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