

use of said premises and Lessee expressly releases Lessors from any liability arising therefrom.

6. Lessee shall have the right, at any time, to sublet the leased premises or any part thereof or to assign this lease, and any such subletting or assignment shall relieve the Lessee of its obligations hereunder. Any assignee of this lease shall expressly assume, and by reason of such assignment shall be considered as having assumed and become bound by all of the Lessee's obligations hereunder. Any assignee shall take the lease and the assignment subject to all prior breaches of the Lessee's covenants herein and shall be liable therefor in the same manner as the Lessee or prior assignee responsible therefor.

7. Lessors agree that on the written request of the Lessee made ninety (90) days before the expiration of the term of this lease, they will grant to the Lessee a lease of the premises for the further term of three (3) years from the expiration of said term ~~at the same rent, and~~ ^{at a rent to be} ~~as provided herein~~ ^{by the parties, P.P.S.} ~~and~~ ^{his} containing the like covenants and provisos as are herein contained, with the exception of the present covenant for renewal.

8. If the entire leased premises shall be taken under the exercise of the power of eminent domain by any competent governmental authority or be rezoned by the City or County of Greenville, South Carolina, so as to prohibit the use of the premises for parking use by the Lessee, then this lease shall terminate as of the date of such taking or rezoning; and in that event, the rentals due hereunder shall be apportioned between the parties hereto as of such date.

9. This lease agreement may be altered at any time by mutual consent of the parties hereto.

10. This lease agreement, together with any amendments hereto, shall be binding upon the parties hereto, their heirs, successors and assigns.

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