

3. The Lessee shall have the option of extending this Lease for an additional five year (5) period at the rate of Nine Hundred (\$900.00) Dollars per year.

4. The Lessee shall have the additional option of extending this Lease for an additional five year (5) period at the rate of One Thousand Fifty (\$1,050.00) Dollars per year.

5. Each five year Option to be exercised by the Lessee notifying the Lessor in writing of its intention to so extend within three (3) calendar months prior to the expiration of the current term and each term thereafter.

6. The Lessee agrees to pay the Lessor the agreed annual rental of Seven Hundred Fifty (\$750.00) Dollars in advance on or before the first day of each year of this Lease with said payments to be made at the offices of attorney Donald James Sampson, Greenville, South Carolina.

The Annual Rental for each of two Options to be exercised is hereinbefore set out.

7. The Lessee intends to utilize the demised premises as and for a parking lot and shall have the right to enclose same with a suitable fence, and smooth and grade the property only to that extent, as recommended by a competent civil engineer. The Lessee shall have the right to place gravel and asphalt on said property but the Lessee agrees to remove any asphalt therefrom at the termination of this Lease and upon written request for such removal by the Lessor. Lessee shall have the right to remove any fencing or other permanent improvements placed on the property at and upon the termination of this Lease.

8. Lessor shall pay when due all real estate taxes and assessments hereafter levied upon the demised premises with the understanding that any increase in taxes over and beyond the taxes levied for 1973 (or any year such taxes may be levied initially) that Lessee shall pay any such increase over and above the base year taxes.

9. The Lessor hereby warrants that Lessor and no other person or corporation has the right to lease the premises hereby