

weeks prior to the expiration of the existing term or extended term of this lease.

(c) It is understood and agreed that after the first six-month period of this lease has elapsed, Tenant reserves the right and privilege to cancel said lease, and any extension thereof, by giving notice in writing to the Landlord, by Certified Mail, of its intention so to do, six months prior to the anticipated termination date.

3. Quiet Possession: The Landlord covenants with the Tenant to keep the Tenant in quiet possession of said premises during the term hereof and during any extended term, provided that the Tenant keeps and performs all of the covenants, agreements and undertakings to be kept and performed by it.

4. Rental:

(a) Tenant covenants to pay to Landlord at 200 West Coffee Street, Greenville, South Carolina, or to such other persons or corporations at such other places as this Landlord may from time to time designate in writing, an annual fixed rent of Eight Thousand One Hundred (\$8,100.00) Dollars, payable in advance, without previous demand therefor, in successive monthly installments of Six Hundred Seventy-Five (\$675.00) Dollars each, payable on the first day of each and every calendar month during the term of this lease and any extension thereof, with said payments to commence January 1, 1974.

(b) This rental will be increased by agreement of the parties if the five-year option to renew is exercised by the Tenant as hereinabove set forth.

(c) It is expressly understood and agreed, however, that the former monthly rental rate of \$602.00 shall remain in effect until such time as Landlord has completed the necessary work agreed upon to be done on the leased premises in preparation for Tenant's occupancy. Upon the completion of said work, the new monthly rental of \$702.00 per month shall be in full force and effect immediately.

5. Taxes: The Landlord will pay all ad valorem real estate taxes assessed against the land, and Tenant will pay the taxes assessed on the improvements on the leased premises for and during

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