

Lessor further grants unto lessee, its employees, agents, customers, licensees, successors and assigns, the right, privilege and easement to operate trucks, cars and other vehicles in, over and through that strip of land 50 feet in width extending west from the Old Greenville-Piedmont road along the south edge of the Parcel #1 as a means of ingress and egress to and from said property to the Old Greenville-Piedmont road, such right, however, to be used in common with the lessor, lessor's other lessees, licensees, heirs and assigns.

To have and to hold the above described premises unto said lessee, its successors and assigns, for and during the term of five years, beginning February 1, 1976, and terminating at midnight on January 31, 1981, and for such renewals and extensions of this lease as are provided for herein or as may be agreed upon between the parties hereto.

1. Lessee agrees to pay to lessor an annual rental of \$15,545.52 payable in monthly installments of \$1,295.46 in advance on the first day of each month.

2. It is contemplated by the parties hereto that the lessee may desire to construct additional improvements on the leased premises. Lessor agrees that, if requested by lessee, lessor will consider any such proposal for construction of additional improvements and payment of additional rent.

3. Lessee is given the option to renew this lease for a term of five years beginning February 1, 1981, on the same terms and at an annual rental of \$ * , payable in 12 equal installments on the first day of each month, provided however that lessee shall give the lessor ^{ninety} ~~thirty~~ days notice in writing prior to the termination of this lease of its intention to renew the same.

*To be determined by adjusting the annual rental of \$15,545.52 by the percentage change in the Cost of Living Index (as published by the U. S. Dept. of Labor, Bureau of Labor Statistics) between December 1970 and December 1980.