

proceeds thereof, less any and all expenses connected with the taking of possession and sale of the property, as a credit against any sums due to Landowner by Tenant. Any surplus shall be paid to Tenant and Tenant agrees to pay any deficiency forthwith. Alternatively, the lien hereby granted may be enforced by Landowner in any other manner provided by law for the foreclosure of a security interest in personal property or fixtures. The statutory lien for rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto. Notwithstanding the foregoing, Tenant shall have the right to grant security interests and otherwise encumber any and all furniture, fixtures, equipment and personal property it may install or erect upon the demised premises, and the Landowner shall, upon request by Tenant, execute and deliver any instruments requested by any such secured party or lienholder with respect to (i) the waiver of any Landowner's lien pertaining thereto and/or (ii) the right of such secured party or lienholder to remove such furniture, fixtures, equipment and personal property in the event of a default in the instrument creating the security interest or other lien.

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE S. C.

17. RENEWAL: Tenant is hereby granted two (2) successive options to renew and extend the term of this lease for five (5) years on each such option; each such extended term to begin respectively upon the expiration of the original term of this lease or of the immediately preceding extended term; and all of the provisions of the Lease Agreement shall apply to each such extended term, except that the monthly rental shall be increased ten (10%) per cent. Tenant may exercise the within options only if it is not in default at the expiration of the original lease period or any extension thereof and only by giving Landowner written notice of such exercise not later than three (3) months prior to the expiration of the term of this Lease or any extension thereof under the within options.

18. TERMINATION: In the event Tenant shall fail to pay any monthly installment of rental promptly as the same shall become due and payable as herein set forth, or shall fail to comply with any of its other covenants and

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