

and improvements thereon, are presently under Lease executed between these parties, dated March 25, 1964, with Supplements and Addenda thereto, and the Lessee herein is presently occupying said premises and under Paragraph 16 of said Lease requested the Lessee to construct an addition to the existing building and the Lessor and the Lessee have agreed upon the construction plans of said building addition and it appears desirous that a new Lease be executed including the entire premises and the existing building and the proposed and agreed to addition thereto. It is fully understood that the present rental and the present Lease, dated March 25, 1964, with Supplements and Addenda thereto, shall continue in full force and effect until superseded by the within Lease at the commencement date of this Lease as set forth herein.

All rentals due under this Lease shall be paid in equal monthly installments, in advance, on or before the first day of each calendar month during the term hereof. If the term of this Lease shall not begin on the first day of a calendar month, the first and last monthly rental payments shall be prorated according to the number of days in each of said two months to which the term hereof shall apply.

The parties hereto, for themselves, their successors and assigns, hereby covenant and agree as follows:

1. That the Lessor shall construct upon said demised premises, at its expense, a steel, concrete, brick and concrete block building, which shall be an addition to the present building located thereon, all in accordance with plans and specifications prepared by Ycargin Construction Company, Greenville, South Carolina,