

FILED
GREENVILLE CO. S.C.
SEP 24 9 14 AM '84
DONNIE S. TINKERSLEY
R.I.P.

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OPTION AGREEMENT

THIS OPTION AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO THE UNIFORM ARBITRATION ACT, CHAPTER 48, TITLE 15, OF THE 1976 SOUTH CAROLINA CODE OF LAWS, AS AMENDED, ALSO KNOWN AS § 15-48-10 ETC. OF SAID CODE, EXCEPT TO THE EXTENT THE PROVISIONS HEREIN ARE EXPRESSLY CONTRARY TO SAID UNIFORM ARBITRATION ACT.

Dm
I, Helen Theodore, in consideration of Donald Moro executing an Assignment of Lease Agreement between ZET, Inc., myself and Donald Moro dated June 8, 1984, and recorded in the RMC Office for Greenville County, South Carolina, on June 14, 1984, in Deed Book 1214 at Page 891, the terms of which assignment are incorporated herein by reference, grant Donald Moro options to renew the lease referred to in said Assignment of Lease Agreement (Lots 627 and 633, West Washington Street, and 7 and 9, Nassau Street, Greenville, South Carolina) upon the following terms and conditions:

- (1) The first renewal shall commence on February 1, 1987.
- (2) The second renewal shall commence on February 1, 1990.
- (3) The third renewal shall commence on February 1, 1993.
- (4) The fourth renewal shall commence on February 1, 1996, and shall continue until April 26, 1999.
- (5) The amount of annual rental for each three (3) year period as stated above and the period from February 1, 1996, to April 26, 1999, each such

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