

extending from Fall Street along the North side of the alley mentioned above.

12. That (1) Tenants shall have the option to extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of five (5) years from the end of such term by giving the Landlord not less than ninety (90) days written notice of Tenant's exercise of said option before the end of such term, and, if the Tenants give such notice, the lease shall be so extended automatically without execution of an extension or renewal lease; and (2) if Tenants have exercised the foregoing option (1), Tenants shall have the option to further extend the term of this lease, upon the same terms and conditions as those herein specified except that the rental for the renewed term shall be One Thousand Six Hundred (\$1,600.00) Dollars per month, for an additional period of five (5) years from the end of said first additional period, by giving Landlord not less than ninety (90) days written notice of the Tenant's exercise of said option before the said first additional period ends, and, if Tenants give such notice, this lease shall be so extended without execution of an extension or renewal lease; and (3) if Tenants have exercised the foregoing option (2), Tenants shall have the option to further extend the term of this lease, upon the same terms and conditions as those herein specified except that the rental for the renewed term shall be One thousand Seven hundred (\$1,700.00) Dollars per month, for an additional period of five (5) years from the end of said second additional period, by giving Landlord not less than Ninety (90) days written notice of Tenant's exercise of said option before the second additional period ends, and, if Tenants give such notice, this lease shall be so extended without execution of an extension or renewal lease.

This option may be exercised by the Tenants jointly, or by either of the Tenants herein named, or by the Tenant's successors or assigns.

13. That if the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the event that Tenants should be in default or fail in the performance of any covenant or agreement on their part to be performed in this lease, and remain so for a period of thirty (30) days after written notice of said non-payment or other default shall have been sent by registered mail to Tenants at Box 147 Greenville, S. C. or  
Box 63 Greenville, S. C.

or at later addresses to be designated, and to any sublessee or assignee of the lease of which