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the nature and extent of the damage, shall be suspended and cease to be payable until the building is restored and made fit for occupancy and use. Should the building be totally destroyed or substantially destroyed as the result of fire or other casualty, so as to be totally unfit for use, this lease shall terminate at the election of either party provided notice in writing shall be given to the other party within ten days after such damage or destruction.

(8) It is further agreed and understood that should the Lessee fail to pay the rental or any portion thereof when same shall become due and such default shall continue for a period of twenty (20) days, or in the event of any breach of any other covenant or agreement herein on the part of the Lessee agreed to be kept or performed, and such default shall continue for a period of twenty (20) days after notice in writing of such default shall have been sent by registered mail to the Lessee at Greer, S. C., then and in such event the Lessors shall have the right to declare the lease terminated and take possession of the premises, collecting the rental up to the retaking of such premises.

(9) The Lessee shall have and is hereby given the option to renew this lease for an additional five (5) year period at a rental to be agreed upon, provided the Lessee shall on or before November 1, 1964 notify Lessors in writing of its desire to renew, such notice to be mailed to Hortense M. Stallworth for and as representative of all the Lessors.

This lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, and assigns of the Lessors and the successors and assigns of the Lessee.

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