

ending November 9, 1960, in consideration of which the Lessee agrees to pay to the Lessor the rental hereinbelow specified, upon the following additional terms and conditions:

(1) The Lessee shall have an option to extend the term of this Lease for an additional period of one (1) year, from November 10, 1960 to November 9, 1961, upon the same terms and conditions as herein set forth, by giving the Lessor written notice of its intention to exercise the option at least sixty (60) days prior to the end of the original one (1) year period. If such option is so exercised by the Lessee, the Lessee shall have a "first-refusal" option to rent from the Lessor any part of the Lessor's property that includes the property herein leased, for an additional one (1) year period, upon such terms and conditions as are set forth in any offer received by the Lessor prior to the termination of the extended term of this Lease and acceptable to the Lessor. If such an acceptable offer is so received by the Lessor, written notice thereof shall be given to the Lessee at least ten (10) days prior to the expiration of the extended term of this Lease, and the Lessee may exercise such first-refusal option by giving to the Lessor written notice of its intention to do so at least five (5) days prior to the expiration of the extended term, as above-mentioned.

(2) The rental payable by the Lessee to the Lessor for the use of the said leased property, for the term hereinabove specified, shall be One Hundred Twenty-five and No/100 (\$125.00) Dollars per month, payable at the office of Wilkins Norwood & Company, in the City of Greenville, South Carolina, in advance on the 1st day of each calendar month during said term.

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