

1967; provided, however, the Lessee shall have the option to renew this lease for one (1) additional term of Five (5) years, by giving written notice of intention to renew not less than Ninety (90) days prior to the expiration of the initial term, such extended term to be subject to the same covenants and conditions as set forth in this lease.

Yielding and paying therefor an annual rental of Nine Thousand Five Hundred (\$9,500.00) Dollars, payable in equal monthly installments on the first day of each and every month of said term, in advance, at the office of Alester G. Furman Company, South Carolina National Bank Building, Greenville, South Carolina, provided, however, that upon expenditures costing not less than Six Thousand (\$6,000.00) Dollars being made upon the premises, a grant of Six Thousand (\$6,000.00) Dollars shall be given against the first year's rental, so that upon such condition being met, the Lessee shall pay a net rental for such first year of Thirty-five Hundred (\$3500.00) Dollars in equal monthly installments, payable as aforesaid.

## II

At any time after Four (4) years from date hereof, the Lessee at his option may purchase the premises for a consideration to be agreed upon with the Lessor. Should the parties in such case fail to agree on such consideration, the Lessor and the Lessee shall each name one qualified realtor then engaged in business in the City of Greenville, South Carolina as an Arbiter, which Arbiters shall in turn choose a third similiar qualified; the

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