

exercise of an option to renew shall be made by the Lessee giving the Lessor written notice of the Lessee's intention to do so no later than ninety (90) days prior to the expiration of the primary or renewal term then in force.

3. Commencement Date. The term of this lease shall commence on the first day of June, 1982. In connection herewith, it is understood and agreed that every twelve calendar months from such commencement date shall constitute a lease year. It is further understood and agreed that the Lessee shall be permitted to install fixtures, inventory and equipment and to make the demised premises generally ready for occupancy prior to the commencement date of this lease.

4. Rental. The Lessee shall pay to the Lessor's agent, Martha S. Dalton (whose present address is 500 East North Street, Greenville, South Carolina 29602) a monthly rental for the demised premises, which rental shall accrue from the date of the commencement of this term, in the following amounts: Five Hundred Dollars (\$500.00) per month during the primary term of this lease; Six Hundred Thirty (\$630.00) Dollars per month during the first renewal term; Six Hundred Eighty (\$680.00) Dollars per month during the second renewal term; and Seven Hundred Thirty-Five (\$735.00) Dollars during the third renewal term. Each monthly payment shall be due and payable in advance on the first day of each month, commencing upon the effective date of this lease.

5. Use of the Premises. The Lessee covenants and agrees not to occupy or use the demised premises or permit the same to be occupied or used contrary to any statutes, rules, order, ordinance, requirement or regulation applicable thereto, or in a manner which would constitute a public or private nuisance.

6. Maintenance and Repair. The Lessee covenants and agrees that the Lessee will, at its own expense, maintain the demised premises.

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