

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 with the date of execution hereof. In connection herewith, it is understood and agreed that every twelve calendar months beginning September 1, 1983 shall constitute a lease year.

4. Rental. The Lessee shall pay to the Lessor's agent, William L. Dennis (whose present address is 217 East Coffee Street, Greenville, South Carolina 29601) a monthly rental for the demised premises, which rental shall accrue from the date of the commencement of this term, in the amount of Three Hundred Fifty Dollars (\$350.00) per month during the primary term of this lease. The monthly rental for any renewal period shall be negotiated by and between the parties in good faith and shall be determined, if at all, within thirty (30) days prior to the expiration of the primary or renewal term then in force; provided, however, that any increase in monthly rental negotiated hereunder shall not exceed one hundred ten percent (110%) of the monthly rental for the primary or renewal term immediately preceding the renewal term whose monthly rental is the subject of the negotiations. Each monthly payment shall be due and payable in advance on the first day of each month, commencing with the effective date of this lease. With respect to the period beginning with the date of execution hereof and ending August 31, 1983, a rental payment shall be made in advance on the date of execution hereof in an amount determined by multiplying \$11.29 times the number of whole days encompassed by the period.

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.

(CONTINUED ON NEXT PAGE)