

It is further agreed between the parties that within thirty days next preceding the expiration of this lease, or any renewal thereof, the Lessor, his agents, prospective purchasers, prospective lessees, or assigns, may from time to time enter said premises for the purpose of viewing or showing the same and may affix to some suitable part of the premises a notice to rent or sell the same, or any part thereof, and keep said notice affixed without molestation by the Lessee.

Should the Lessee fail to pay any installment of rent provided for herein within 10 days of its due date, the Lessor may declare this lease terminated and take possession of the premises, collecting the rental up to the retaking of such possession.

The Lessee shall have the option to renew this lease for an additional period of three (3) years, beginning January 1, 1957, at a rental not exceeding Five Hundred (\$500.00) Dollars per month. If the Lessee shall elect to exercise its option to renew this lease, it shall give the Lessor written notice of its intention to do so at least thirty (30) days prior to the expiration of the term hereof.

The Lessee has heretofore occupied and is now occupying the major portion of the above described premises under lease agreements between the Lessor and the Lessee dated November 21, 1952, and March 31, 1953, respectively, both of which agreements are recorded in the R. H. C. Office for Greenville County and are superseded by this agreement of lease.

All the terms and conditions hereof shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Lessor has hereunto set his hand and seal and the Lessee has caused this instrument to be executed