

proposes to lease.

The Landlord shall give the Tenant notice of its requirement that said building or buildings be restored as separate units thirty (30) days before the expiration of this lease or any renewal or extension thereof, and the Tenant shall have ninety (90) days from the date of the receipt of such notice within which to build said exterior dividing party walls and restore the leased premises to use as a separate building or buildings.

#### CONSTRUCTION COSTS

The Landlord agrees that within thirty (30) days after the execution of this lease, it will deposit with The First National Bank of Greenville, S. C., as Trustee, the sum of Ninety Thousand (\$90,000.00) Dollars to be used by the Tenant in the construction of the one-story building by the Tenant on the leased premises as hereinabove provided for in the next preceding paragraph. Said funds shall be deposited or paid over to the Tenant or for its benefit on Tenant's supervising architect's certificate in weekly installments as the work on the construction of said building progresses, to cover the costs thereof as defined in the next preceding paragraph hereof, but only for that purpose. Except as is hereinabove specifically provided in the paragraph, the Landlord shall not be obligated in any manner whatsoever for any further payment or contribution toward the construction of the one-story building with or without basement to be erected by the Tenant on the demised premises.

All construction costs in excess of or in addition to the aforesaid sum of Ninety Thousand (\$90,000.00) Dollars shall be paid by the Tenant.