

the heretofore described property with asphalt, including the driveways and approaches to the said property.

* 2. This lease is to become effective upon execution and shall run for a period of fifteen years from the date of the completion of the building. Landlord hereby grants to Tenant an option to renew this lease for two five-year periods. Tenant will give Landlord sixty days' written notice of their intent to exercise these options. *180 days*

✓ * 3. The agreed rental is \$680.00 per month payable monthly in advance, to be paid to William Goldsmith Company, Greenville, South Carolina, and it is understood that said rental is to begin as of the date of the completion of the building when the building is ready for occupancy.

* 4. In addition to the monthly rental of \$680.00 per month, Tenant agrees that any costs of construction in excess of \$33,000.00 up to \$35,000.00 will be amortized over the period of this lease by adding one per cent per month of the excess over \$33,000.00 up to \$35,000.00 to the monthly rental payments. Should the cost of construction of the building exceed \$35,000.00, such excess will be paid in cash by the Tenant at the time of the completion of construction.

5. Further, Tenant agrees to pay, in addition to the items mentioned above, any sums due for taxes for any year during the period of this lease, in excess of the amount due for the year 1968, and that any such taxes shall be due and payable along with and as part of the December rent for each year during the period of this lease.

6. It is understood and agreed that should any installment of rent or other obligation imposed in the two paragraphs numbered 4 and 5 be due and unpaid by the Tenant, the Landlord may, at her option, after giving thirty days' written notice, either

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