

years commencing the date of this Agreement and Lessee agrees to pay to Lessor as rent for the term of this Lease, Eight Thousand Seven Hundred Sixty and No/100 (\$8,760.00) Dollars due and payable in monthly installments of Seventy-Three (\$73.00) Dollars each commencing on the effective date of this Lease and each successive month during the term.

PROVIDED that the Lessee shall give the Lessor written notice thereon, not later than sixty (60) days before the expiration of the aforesaid ten (10) year term, the Lessee shall have first option to renew said Lease for an additional five (5) year term at an aggregate rental cost equal to eight (8%) per cent of the then appraised value of the land leased, payable in equal monthly installments on the first day of the term. In the event that the first option to renew is exercised, the Lessee shall, upon giving additional written notice of its intention to do so, have a second option for renewal of the Lease for another period of five (5) years for an aggregate cost to be determined in the same manner as that of the first option above, to be paid in monthly installments in the same manner as during the first option period.

PROVIDED, that if a mutual agreement as to the appraised value of the land cannot be reached by the Lessor and Lessee that each shall name one appraiser and two of them shall select a third to appraise the value of the land so as to fix the rental payment for the option periods.

PROVIDED that the Lessee shall assume and pay all taxes upon the real property herein leased and all personal property situate therein and all lawful assessments imposed thereon as well as all utilities used on the leased premises and,

PROVIDED, FURTHER that the Lessor, its agents, employees, servants and invitees shall have the use of any parking area erected upon the premises leased in common with the Lessee, its agents, servants, employees and invitees.

4. Lessee shall assure that its occupancy and use of the premises leased shall at all times be in accordance with the ordinances of the City of Greenville and the statutes of the State

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