

without first obtaining the written consent of the Lessor.

The Lessor agrees to deliver the property to the Lessees free and clear of any lien by reason of mortgages, judgments, taxes or any other liens as of January 1, 1969. Subsequent to January 1, 1969, the Lessees are to assume full responsibility for the payment of taxes, City and County, and all license fees or any other charges against the property or the operation thereof. If and when the property is returned to the Lessor, all taxes due and payable for that year will be pro rated between the Lessor and the Lessees.

IT IS UNDERSTOOD AND AGREED that as a consideration for this Lease, the Lessees agree to operate and carry on all of the business conducted on the premises herein demised in complete accordance with all laws relative to said operation which might be in effect by the City and County of Greenville and the State of South Carolina.

The Lessees are hereby given the right to renew this Lease for a period of five (5) years upon the giving of notice, in writing, of said intention to renew the Lease to the Lessor at least ninety (90) days prior to the expiration of the Lease. The renewal shall be upon the same terms and conditions as the original Lease except that the rental may be escalated by agreement between the parties, said rental to be negotiated upon the base rental of comparable property in the general community.

That upon expiration of the first renewal of this Lease, the Lessees are given the right of refusal of an additional five (5) year term upon the same terms and conditions of the first renewal.

That in the event the Lessees fail to pay rental for any month as provided herein or default of any of the conditions herein, the Lessor may, at his option, terminate said Lease and

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