

thirty-five (35) feet to the Eastern edge of the said Greenville Hardware Company wall; thence along the outer edge of that wall in a Northernly direction Sixty-one feet and nine and one-half inches (61 ft. 9½ in.); thence in a straight line seventy-five (75) feet to the center of the said Mahaffey wall, if it were extended back as far as said point; thence along a line to the center of said wall and along its center to Main Street, the above being the first floor area; that the second floor area hereby let and rented as aforesaid, extends over the whole of that part of said building as shall constitute the second floor thereof.

TO HAVE AND TO HOLD the aforesaid spaces or premises for the term of five years, beginning two weeks after the building is fit for occupancy and the keys delivered to the tenant, said date to be entered on the original and duplicate of this lease; that for the use and occupancy of said premises the tenant will pay and the landlord receive the sum of Five Hundred (\$500.00) Dollars for each and every month during said term, payable at the beginning of each month, or, in other words, payable monthly in advance.

The tenant shall have the option or privilege of renewing this lease for an additional term of five years beyond the term on the same terms and conditions as herein provided except as to the amount of the rent; that in the event some third person, partnership or corporation makes an offer to rent said premises for a term beginning at the expiration of this lease, evidencing its good faith by depositing with the landlord a sum equal to three months rental according to said offer, the landlord agrees to give the tenant herein the option to extend said lease for another five year period at said proposed rental and upon the terms and conditions herein otherwise stated, provided the tenant enters into a written agreement prior to the fixed period of this lease as to its expiration date. Upon the tenant failing or refusing to enter into such written lease for such extended period, then the landlord may let the premises to the source making such rental offer. If no such offer is made, then this lease may be extended by the tenant