

extending back between parallel lines a depth of not exceeding 100 feet) and (c) the adjoining premises known and designated on said Exhibit "A" as the "McPherson" property and (d) the premises on the east side of North Main Street at the northeast corner of the intersection of North Main Street and East Washington Street, known and designated on said Exhibit "A" as "The Greenville News-Piedmont Company" property, and (e) the premises on the north side of East Washington Street known and designated on said Exhibit "A" as the "Davenport" property, or (2) January 1, 1957, whichever occurs earlier, and will terminate 25 years from the 1st day of the month after Tenant opens said store for business in said enlarged building, or December 31, 1981, whichever occurs earlier.

If Tenant or its Lessor or Lessors under a lease or leases of other property to be included in said enlarged store are prevented from constructing the proposed building on the combined premises on or before January 1, 1957 because of conditions beyond their control and without fault of Tenant or its said Lessor or Lessors, Tenant shall have the right to extend the original term of this lease for a period of 25 years from the first day of the month after Tenant opens its store for business in said enlarged building, but in no event shall the original term of this lease extend beyond December 31, 1987.