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rental of \$1,361.33, payable in advance on or before the 10th day of each and every calendar month during the life of said lease, beginning with February 10, 1962.

Lessee shall have the right and option of extending this lease, upon the same terms and conditions, for an additional five (5) year period at the end of the initial period by giving Lessors written notice of its intention to so extend not less than six (6) months prior to the end of such initial period.

If the above option is exercised by Lessee, said Lessee shall have the further option of extending said lease, upon the same terms and conditions, for a second period of five (5) years by giving Lessors written notice of its intention to so extend not less than six (6) months prior to the termination of such first extension.

Lessee covenants and agrees that it will, at its expense, cause to be erected, in accordance with sound construction practices, a concrete parking deck covering the leased premises, with footings and foundations of sufficient size and strength to support two (2) additional parking decks. Provided, however, anything herein to the contrary notwithstanding, if Lessee finds that the construction of said concrete parking deck will cost more than \$110,000.00, said Lessee may, at its option, at any time before June 1, 1961, terminate this lease by giving written notice of its intention to do so to said Lessors, in which event the rights of the parties under existing leases and all additions thereto shall remain the same as if this lease had not been executed.



RAINEY, FANT  
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