

or signs advertising its business which shall be approved by the City Government of Greenville and shall be in accordance with the Code of said City regulating said advertising signs.

9- Lessee shall have the right to make the necessary renovations and repairs to the storeroom in order to properly use the same for Lessee's business and shall have the right, upon this Lease terminating, to remove from said store building any and all fixtures which Lessee might install upon said premises, whether the same are attached to the building or not, and Lessee agrees to place the same in as good condition upon removing each fixture as the same was prior to installing the same.

10- Lessee shall have the right and option to extend this Lease for a period of two additional years following the termination of the primary term upon giving to Lessors notice of the exercise of said option at least Ninety (90) Days prior to the expiration of the primary term and said extension shall be for the same monthly rental and subject to the same conditions and stipulations contained in this Lease.

11- The terms of this Lease can be altered only by written agreement signed by the parties hereto.

12- Lessee shall have the right to sublet the premises upon the written approval of Lessors with Lessee remaining primarily liable for the monthly rentals under this Lease, and with Lessors being able to withhold its approval only upon the proposed tenant to whom the same is to be sublet being an undesirable prospect for occupancy of the said premises.

13- It is agreed that Lessors shall have no liability for loss of Lessee's property in said building by fire or other casualty and Lessee agrees to properly insure its property or suffer loss without any claim against Lessors in the event of fire or other casualty destroying the premises.

14- THIS AGREEMENT shall be binding upon the parties hereto, their successors and assigns.

(CONTINUED ON NEXT PAGE)