

(a) Should the Lessee exercise the option to purchase certain furniture, fixtures, and machinery described in the agreement of even date between the Lessee and W. H. B. Simpson and Greenville Bargain House, Inc. and Belk-Simpson Company of Woodruff, South Carolina, Inc. (said agreement being above referred to) and further carry out the exercise of the option, according to the terms thereof, and purchase said furniture, fixtures and machinery then, and only then, this option of extension of this lease will be valid and of full force and effect, if so exercised.

(b) Should the Lessee fail to exercise the option and carry out the option to purchase as described in the foregoing Paragraph (a) then the option for the extension of this lease shall be null and void and of no effect whatsoever.

III.

That at the expiration of the said term the Lessee will peaceably yield up to the Lessor the premises and all erections and additions made upon the same, in good repair in all respects, reasonable use and wear and damage by fire or other unavoidable casualties excepted, as the same now are or may be put in by the Lessor.

IV.

That the Lessor at all reasonable times may enter to view the premises or to make repairs which the Lessor may see fit to make or show the premises to persons who may wish to lease or buy.

V.

That the Lessee will promptly pay all gas, fuel, electric light, or water rates or charges which may become payable during the continuance of this lease, or extension thereof, for gas, fuel, electric light, or water used on said premises and the said Lessee is to furnish and pay for all fuel used for heating said premises.