

neglect or fail to appoint an arbiter within 15 days after written request is made for arbitration, Landlord or Tenant may by ex parte petition request any resident or presiding judge of the Court of Common Pleas for Greenville County to make such appointment on behalf of the Landlord or Tenant, as the case may be, and said appointment shall be binding on the Landlord or Tenant.

The arbitrators or a majority of them shall make their return in writing on or before 60 days from the date Tenant gives written notice of its intention to exercise the option.

It is the intent of the foregoing that the amount of rentals Tenant shall be obligated to pay to Landlord during the aforesaid third and/or fourth option periods shall be determined by mutual agreement prior to the last date on which Tenant may give written notice of its intention to exercise said option, but that if the parties cannot agree upon a rental and Tenant gives the required written notice, the lease is thereby extended for said period, and the rental only for said period shall be fixed by arbitration in the manner hereinabove provided.

Anything in this lease to the contrary notwithstanding, it is understood and agreed that in no event shall the rental for the respective periods numbered (3) and (4) above be less than the rental hereinabove specified for the original term of this lease.