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(5) If Tenant has exercised the foregoing option, Tenant shall have the option to further extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of fourteen (14) years from the end of said fourth additional period by giving Landlord written notice of Tenant's exercise of said option at least twelve (12) months before said fourth additional period ends, except that the rental during said fourteen (14) year extended term shall be at the rate of Ten Thousand Seven Hundred Seventy-six (\$10,776) Dollars per annum, and if Tenant gives such notice this lease shall be so extended without execution of an extension or renewal lease.

(6) If Tenant has exercised the foregoing option, Tenant shall have the option to further extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of ten (10) years from the end of said fifth additional period by giving Landlord written notice of Tenant's exercise of said option at least twelve (12) months before said fifth additional period ends, except that the rental during said ten (10) year extended term shall be at the rate of Ten Thousand Seven Hundred Seventy-six (\$10,776) Dollars per annum, and if Tenant gives such notice this lease shall be so extended without execution of an extension or renewal lease.

DEFAULT CLAUSE. That if the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the event that Tenant shall be in default or fail in the performance or any covenant or agreement on its part to be performed in this lease, and remain so for a period of thirty (30) days after written notice of said non-payment or other default shall have been sent by registered mail to Tenant at #411 North Main Street, Greenville, South Carolina, a copy thereof by registered mail to J. C. Penney Company, Greenville, South Carolina and a copy thereof by registered mail to J. C. Penney Company, 330 West 34th Street, New York, New York, or at later addresses to be designated, and to any sublessee or assignee of the lease of which Landlord has been advised in writing, then and in such case it shall and may be lawful for the said Landlord, at Landlord's option, by summary