

2.

TO HAVE AND TO HOLD the aforesaid premises unto Rhodes, Inc., its successors and assigns, for a term to commence on August 5, 1958, and to end on December 31, 1958.

As the rental for said term, the Lessee agrees to pay a rental of Four Hundred (\$400.00) Dollars per month, payable in advance on or before the 10th day of each month. Should any monthly instalment of rent become past due and unpaid for more than thirty (30) days, the Lessor may by written notice declare this sub-lease terminated and enter and take possession of the premises, and this shall in no way impair the said Lessor's remedy for past due rents.

It is agreed that the Lessee shall further have the option and right to extend the term of this sub-lease agreement for an additional period of one (1) year, commencing January 1, 1959, and ending December 31, 1959; provided, however, that the rental for said term is subject to negotiation, but in no event shall said rental exceed the rate of Four Hundred Fifty (\$450.00) Dollars per month. In the event that the Lessee determines to exercise said option, written notice of such intention shall be given the Lessor at least thirty (30) days prior to the termination of the initial term hereof.

It is agreed that this sub-lease shall not be assigned nor the premises sublet without the consent in writing of the Lessor. The Lessee further hereby agrees to keep said premises in a good condition and repair, and to deliver up the same at the expiration of this sub-lease in good order and condition, ordinary wear and tear excepted.

RAINEY, FANT,  
BRAWLEY & HORTON  
ATTORNEYS AT LAW  
GREENVILLE, S. C.

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