

agreed that the annual adjusted rental during the first five (5) year extended term of this lease shall in no event be less than Seventy-Two Hundred (\$7,200.00) Dollars.

If the Tenant has exercised the foregoing option, then by giving the Landlord six (6) months written notice prior to the expiration of the five (5) year extended term Tenant shall have the option to further extend the term of this lease for an additional period of five (5) years from the end of said first additional period on the same terms and conditions as set forth in the said foregoing option, except that the yearly rental during this second five (5) year extended term shall be determined by adjusting the stipulated yearly rental up or down in accordance with the said Consumers' Price Index average during the latest month prior to the commencement of this second five (5) year extended term for which such Price Index figures have been promulgated as aforesaid. It is understood and agreed that the annual adjusted rental during this second five (5) year option period of this lease shall in no event be less than Seventy-Two Hundred (\$7,200.00) Dollars.

5. 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 should default or fail in the performance of 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 nonpayment or of default shall have been sent by registered mail to Tenant at 301 North

Eugene Street, Greensboro, North Carolina, then and in such case it shall

and may be lawful for the said Landlord, at Landlord's option, ~~to declare~~ without prejudice to Landlord's other remedies, to proceed to collect said rent, or by ~~the rent for the entire term due, and proceed to collect same or by~~ *J. Williams*

summary proceedings, or by any other appropriate legal action or proceedings, to terminate this lease, and to enter into said demised premises or any part thereof, and expel the said Tenant, or any person or persons occupying, in or upon the said premises, and so to repossess and enjoy

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