

complete with tubes adequate to give ninety candles of light approximately 36" from floor. Said building to be complete including painting, and to have insulated ceiling and exterior finish of brick, with six foot sidewalk and six foot free standing overhang. Lessor further covenants to build and maintain a parking area of tar and gravel construction, or other material commonly referred to as "black top", and the Lessee shall have the right to use the same for his benefit and that of his employees and customers.

2. Lessee hereby covenants and agrees to pay an annual rental of thirty-six hundred dollars (\$3,600.00) payable in equal monthly installments of three hundred dollars (\$300.00) payable on the 15th day of each and every month in advance without demand. Said rental to be mailed to M. L. Lanford, Jr. c/o Lanford Furniture Mart, 1703 Easley Bridge Road, Greenville, South Carolina.

3. The Lessee is given the option and right to extend or renew this Lease for an additional period of five (5) years beginning February 15, 1967, and ending midnight February 15, 1972, at the same rental and on the same terms and conditions as the within Lease, and unless Lessee shall notify Lessor in writing ninety (90) days prior to the expiration of the within lease of its intentions not to exercise said option, then said option shall be deemed to be exercised.

4. Lessee shall pay for all water, gas, heat, electricity and other utilities used on said premises when due and payable.

5. Lessee further agrees that said premises shall be used continuously and without interruption for the retail sale of all lines of merchandise except shoes commonly sold in a discount-outlet store and for no other purpose.

6. The Lessor shall during the term of this lease and extension thereof maintain in proper and usable condition the floor, roof, gutters, downspouts, exterior walls, and marquee, including but not limited to the front,