

to sell the premises to any person upon the terms and conditions contained in said notice to Lessee.

HOLDING OVER

11. In the event Lessee continues to occupy the premises after the last day of the term hereby created, or after the last day of any extension of said term, and the Lessor elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period.

SERVICE OF NOTICE

12. If at any time after the execution of this lease, it shall become necessary or convenient for one of the parties hereto to serve any notice, demand or communication upon the other party, such notice, demand or communication shall be in writing signed by the party serving the same, deposited in the registered or certified United States mail, return receipt requested, postage prepaid and (a) If intended for Lessor shall be addressed to:

HUGHES DEVELOPMENT COMPANY, INC.
c/o Alester G. Furman Co., Agents
P. O. Box 120
Greenville, South Carolina

and (b) If intended for the Lessee shall be addressed to:

McDONALD
~~FRANCHISE REALTY~~ CORPORATION
221 North La Salle Street
Chicago 1, Illinois

or to such other address as either party may have furnished to the other in writing as a place for the service of notice. Any notice so mailed shall be deemed to have been given as of the time the same is deposited in the United States mail.

OPTION TO EXTEND

13. Lessor does hereby grant to Lessee the right, privilege, and option to extend this lease for a period of five (5) years from the date of expiration hereof, upon the same terms and conditions as herein contained, upon notice in writing to the Lessor of Lessee's intention to exercise said option, given at least ninety (90) days prior to the expiration of the term hereof.

In the event that Lessee shall have exercised said option to extend the term of this lease, Lessor does hereby grant to Lessee the right, privilege and option again to extend