

the Tenant's use and occupancy of the leasehold premises, the rent will be abated proportionate to the Tenant's loss of use during the period of the interference.

15. If, during this agreement, the United States Government or any other Governmental agency acquires possession of the premises herein leased by virtue of any laws now in effect or which may become effective during the term of this agreement, then this agreement, at the option of the Tenant, may be terminated or may be suspended for the period the Tenant is deprived of the premises and thereafter the Tenant may resume its tenancy and the agreement shall continue until the full term thereof has been enjoyed by the Tenant.

16. Unless in default under the terms of this lease, the Tenant shall have the right and option to renew the within lease for two (2) additional five-year periods upon written notice by Tenant to Landlord sixty (60) days prior to the expiration of the initial lease term or the expiration of the first five-year renewal period. The monthly rental for any such renewal period shall be the fixed rent as outlined in paragraph 2 herein, including continuation of the gallonage rental amount, increased by 2% of the Tenant's gross receipts from the sale of (a) maintenance and avionic service, labor and parts, (b) flight training, (c) aircraft rentals and (d) charter operations at the Greenville Downtown Airport. The Tenant shall report to the Landlord on a monthly basis the amount of such gross receipts from the sale of the foregoing and shall allow the Landlord access to all accounting books and records, invoices and other documents which Tenant maintains in connection with its business and, upon request, shall furnish the Landlord copies of invoices and documents relating to the foregoing. Tenant further agrees that it authorizes all customers doing business with Tenant in the foregoing categories to furnish duplicate copies of their invoices to the Landlord. The Tenant agrees to pay such additional amounts during any such renewal periods on the 10th day of the month following the month in which such gross receipts were received by the Tenant.

0979

4328 RV-2