

22. feet; thence N. 23-16 W. 302.5 feet; thence N. 12-25 E. 152 feet to an iron pin on the southern side of S. C. Highway B-Pass 291; thence following the edge of the curving intersection of said By-Pass Highway and U. S. Highway 25 15663 feet, as shown on said plat, to an iron pin on the eastern side of U. S. Highway 25, the point of beginning.

3. The term of this lease shall be from August 10, 1950, until December 10, 1975; provided, however, the Lessee herein shall have the option and privilege of renewing this lease for three successive periods of five (5) years each upon giving written notice of intention to renew for each such five (5) year period at least sixty (60) days prior to the expiration of the original term of said lease, or at least sixty (60) days prior to the expiration of any such renewal period, as the case may be.

4. The Lessee hereby agrees to pay to the Lessor on the 10th day of each and every month, beginning August 10, 1950, during the term of this lease, including any renewal hereof, a rental of Four Hundred (\$400.00) Dollars per month. Should the Lessee fail to make any payment of the monthly rental herein specified within thirty (30) days after the same shall become due, the Lessor, at its option, may declare this lease terminated and take immediate possession of the premises, together with all improvements thereon, including the "Cherrydale Plant" of the Lessee, and may collect the rental up to the date of the re-taking of such possessions.

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