

- (f) The Lessors agree that so long as they own the building in which the premises hereby demised are located they will not lease or allow a sub-lease of any office space in said building to any person, firm, corporation, or association which is engaged in business similar to that of the Lessee, except such companies as may be owned or managed by World Finance Corporation.
- (g) The Lessee shall have the right to install air conditioning upon said premises and to hang or install Neon or other forms of electrical signs on said premises at such location in the windows and/or on the walls inside or outside said premises as the Lessee shall choose, such signs to be installed in a first class workmanlike manner.
- (h) The Lessee, or those claiming under it, is hereby given the right and privilege when the said premises are vacated to remove any and all machinery, fixtures, merchandise, signs, equipment, air conditioning, and other fixtures which the Lessee, or its assigns, may have placed in or upon the demised premises at its own expense.
- (i) The Lessors agree that if this lease is terminated under the provisions of Paragraph III, sub-sections (b) (2), or (c) (1), all rent paid in advance by the Lessee shall be refunded to said Lessee.

IV.

All notices required to be given hereunder by either party shall be given in writing, sent by registered mail (until a further address is furnished) as follows:

To the Lessors:	Dr. Robert G. Jewell 125 East Poinsett Street Greer, South Carolina
To the Lessee:	World Finance Corporation 13 East Coffee Street Greenville, South Carolina

V.

It is further understood and agreed between the parties hereto that at the expiration of the original term of this lease, the Lessee shall have the option of extending this lease for an

(Continued on next page)