

recorded in the Office of the R.M.C. for Greenville County in Deed Book 209 at Page 519, and the Landlord under the name of Dorothy R. Fay, by deeds dated March 8, 1961, and recorded in Deed Book 670 at Page 36, and dated January 10, 1972, and recorded in Deed Book 938 at Page 399; the name of the Landlord having been changed by marriage to Dorothy F. Harron. See Exhibit A, Survey of Real Property. In the event of conflict between above description and survey, survey shall prevail.

3. TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term beginning September 1, 1972, and ending August 31, 1977.

4. During the first five years of this lease Tenant shall pay to Landlord an annual rental of \$1,200.00 payable in equal monthly installments of \$100.00 in advance on or before the first day of each month, commencing September 1, 1972.

5. Tenant shall have the option of renewing this lease on the same terms and conditions for a second five year period at an annual rental of \$1,500.00 payable in equal monthly installments of \$125.00 in advance commencing September 1, 1977. Tenant may exercise this option of renewal by mailing written notice of its intention to do so to Landlord no later than July 1, 1977.

6. Tenant shall be responsible for and pay all ad valorem taxes on the real estate herein described.

7. Tenant shall hold Landlord harmless and indemnify Landlord from any claim, demand or suits connected with or arising from its use of the premises.

8. In the event of failure of the Tenant to pay the rental when due or perform any condition of this lease or the Tenant goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against it a petition pursuant to any federal or state law for the extension of its debts or for an arrangement or reorganization, or abandons the premises, then and in any one of such events, the Landlord may, after giving ten (10) days' written notice by registered or certified mail of its intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to, and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of said covenants, or (b) declare this lease