

which shall be increased to \$525.00 per month for the additional three years term, or a total of \$18,900.00.

5. If the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the event the Tenant should default or fail in the performance of any covenant or agreement on its part to be performed in this lease, and remain so for a period of thirty days after written notice of said nonpayment, or of default, shall have been sent by registered mail to the Tenant at P.O. Box 475, Matthews, North Carolina, 28105, with a copy to the leased premises, then and in such event it shall and may be lawful for the said Landlord, at the Landlord's option, by summary proceedings, or by any other appropriate action or proceeding, to terminate this lease, and to enter into said demised premises or any part thereof, and expel the said Tenant, or any person or persons occupying, in or upon the said premises, and so to repossess and enjoy the said premises as in Landlord's former estate, except that if any such default, other than nonpayment of rent, cannot be remedied by the Tenant with reasonable diligence within thirty days, the Tenant may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees to surrender and deliver up the said premises and property peaceably to the said Landlord immediately upon the termination of said term.

6. All furniture and trade fixtures placed in the said building by the Tenant, shall be and remain the property of the Tenant, whether attached to the building or not, and the Tenant shall have the right to remove same at any time during the life of this lease, or at the termination thereof.

(Continued on next page)

*Ex E. B. W.*