

or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear of any claim or right of Tenant, its successors and assigns, but with the right, nevertheless, of Landlord to recover from the Tenant any past-due rentals.

9. Landlord warrants that on the effective date of this Lease it will be the sole owner of the demised premises in fee simple, free of liens and encumbrances except for a first mortgage now owned on the premises and except a refinancing of said mortgage which is expressly agreed to by Tenant.

10. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

11. Tenant shall have the option to renew this Lease for three (3) successive five (5) year terms. This option shall be exercised by Tenant by written notice to Landlord not later than thirty (30) days before the expiration of the then current Lease term. The rental for such extended terms shall be the then fair market rent as agreed upon by the parties. If the parties are unable to agree upon the fair market rent the fair market rent shall be determined by a licensed realtor practicing in Greenville County, South Carolina selected by the parties. If the parties are unable to agree upon such realtor, the parties shall each select such a realtor and the two thus selected shall select a third. During the term of this Lease or any extension hereof Tenant shall have the option of purchasing the property at its then fair market value, determined by the same procedure as provided for the determination of fair market rent.

12. This Agreement shall be binding upon the parties hereto, their successors and assigns. This Lease supersedes that certain Lease between the parties dated August 15, 1974, recorded in the Office of the R.M.C. for Greenville County in Deed Book 1006, Page 85.