

RENTAL: For and in consideration of the demise and leasing of the aforesaid premises, the Lessees covenant and agree to pay to the Lessors, and the Lessors agree to accept from the Lessees payment of rental as follows:

- (1) during the first FIVE YEARS (5) of the lease term beginning on November 1, 1979, and ending on October 31, 1984, the sum of SIX HUNDRED FIFTY and NO/100 (\$650.00) Dollars per month payable in advance on the first day of each month.
- (2) during the next FIVE YEARS (5) of the lease term beginning on November 1, 1984, and ending on October 31, 1989, the sum of NINE HUNDRED and NO/100 (\$900.00) Dollars per month payable in advance on the first day of each month.

OPTIONS: The Lessees shall have the following options:

- (1) to renew this Lease Agreement upon the same terms and conditions for an additional term of FIVE (5) YEARS upon the conclusion of the present lease term on October 31, 1989. To exercise this option to renew, the Lessees agree to give written notice to the Lessors, or either one of them, of their intention to renew. Such notice shall be given at least One Hundred Twenty (120) days prior to the conclusion of the present lease term. The rental for this optional FIVE (5) YEAR term shall be at the sum of Twelve Hundred and No/100 (\$1,200.00) Dollars per month, payable in advance by the first day of each month.
- (2) In the event that the Lessors shall elect to place the demised premises up for sale, it is agreed that the Lessees shall have the first option to purchase said premises at a purchase price and upon such terms and conditions of sale as may be then and there determined.

PLACE OF PAYMENTS: All rental payments hereunder by the Lessees shall be paid to the Lessor, Mrs. Eva C. Howell at 2218 Augusta Street, Greenville, South Carolina, unless notified in writing to the contrary by the Lessors.