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with North Leach Street 150 feet to an iron pin on Pendleton Street; thence with the Northern side of Pendleton Street 55 feet to the beginning corner.

Together with the one story brick mercantile building thereon, known as No. 900 Pendleton Street and located on the corners of Pendleton and North Leach Streets in the City of Greenville, County and State aforesaid with the appurtenances thereon for the term of three years from the first day of April, 1948 to the thirty-first day of March, 1951 at a monthly rental hereinafter set forth.

TO HAVE AND TO HOLD unto the said Lessee, his heirs and assigns for the period herein stated.

The Lessee agrees to pay as a reasonable rental for the said premises the sum of One Hundred (\$100.00) Dollars ^{per month} for the first twelve months of this lease and the sum of One Hundred Twenty-Five and No/100 (\$125.00) Dollars ^{per month} for the remaining twenty-four (24) months of the term of this lease, said monthly rental payments to be made in advance on or before the tenth day of each month during the term of this lease, beginning on or before the tenth day of April, 1948.

It is mutually agreed by the parties hereto that the Lessee shall have the option to extend this lease for a further term of three (3) years, to-wit, from the first day of April, 1951 to the thirty-first day of March, 1954, provided that the Lessee shall give to the Lessor on or before sixty (60) days prior to the expiration of the original lease a written notice sent by registered mail to the Lessor at Lithia Springs, Georgia, of his election to take such extension at a rental of One Hundred Twenty-Five and No/100 (\$125.00) Dollars per month upon the same terms and conditions of the original lease.

The Lessor agrees to keep the roof and exterior of the building in good condition and repair but all alterations and