

I.

That in consideration of the covenants herein contained on the part of the Lessee, to be observed and performed, the Lessor does hereby demise and lease unto the Lessee the second and third floors of the above described building (this being the same part of said building formerly occupied and used by the Hasner-Diamond Manufacturing Company, Inc.). The Lessee is hereby given the privilege of using the third floor of said building for storage only. The first floor is expressly reserved by the Lessor herein and is not demised, rented or leased to the Lessee herein by these presents, except the Lessee is given permission by the said Lessor to use that portion of the first floor which comprises the office, being the same space formerly used as office space by the Hasner-Diamond Manufacturing Company, Inc. and no additional rental will be charged for the use of this office space except as provided in this lease.

TO HAVE AND TO HOLD the said premises unto the Lessee for the term of two (2) years commencing September 1st, 1948 and terminating August 31st, 1950.

Yielding and paying as rental therefor the sum of Thirty-Five Hundred Twenty and No/100 (\$3520.00) Dollars, payable at the offices of the Lessor in the City of Greenville, County and State aforesaid, in equal monthly installments of One Hundred Sixty (\$160.00) Dollars each, in advance, on the first day of each month hereafter during the term of this lease, beginning on the first day of November, 1948, it being understood and agreed by the parties hereto that no rental will be charged for and be due and payable for the months of September and October, 1948.

II.

It is mutually agreed that the Lessee shall have the option to extend this lease for a further term of five (5) years, to-wit, from September 1st, 1950 to August 31st, 1955, provided, however, the Lessee shall give to the Lessor on or before July 31st, 1950 a written notice of the election to take such extension at a rental of One Hundred Twenty-Five (\$125.00) Dollars per month, payable in advance on the first day of each and every month during the term of such extension. It is distinctly understood and agreed by the parties hereto that this option for the extension of this lease is contingent upon the following: