

month after completion of the above ten (10) year period, being not later than January 1, 1972, and terminating ten (10) years from that date, but being not later than December 31, 1981.

This option as extended to Lessee shall be for a rental of One Thousand Two Hundred Fifty (\$1,250.00) Dollars per month, plus any increase in annual Greenville County Taxes over and above the amount of taxes for the year 1962 and any City taxes, if such are assessable at that time, with this amount of increase pro rated on a monthly basis with said payments, commencing on the date of this option period and a like amount on the first day of each month thereafter until termination date. Lessee is to give written notice to Lessor at least six (6) months prior to termination date of this lease if Lessee desires to exercise the option herein extended.

4. The Lessor agrees to carry insurance for its own protection only on the above property and to pay all taxes on said property. The Lessee agrees to maintain the interior of this property, to pay all utilities, and to do all things necessary to properly preserve this property other than exterior roof and walls, as hereinafter provided.

5. The Lessor is to maintain the roof and exterior walls only in a reasonable state of preservation, provided, however, that the Lessor shall not be under an obligation to do so until after written notice given by the Lessee to Lessor of any leak in the roof, or of any repairs necessary to the exterior of walls, whereupon the Lessor shall, with reasonable promptness, provide workmen to make repairs. All other maintenance and repairs are to be made by the Lessee.

6. The Lessee agrees to deliver the premises at the end of the term of this lease or any renewal thereof in as good condition as received, ordinary wear and tear, fire or other

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