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(8) Lessee further covenants and agrees that at the termination of this lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear excepted. If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired term becomes immediately due and payable. The destruction of the premises by fire or other casualty making it unfit for occupancy, or one month's arrears of rent shall terminate this lease at the option of the Lessors. In the event of bankruptcy or receivership of the Lessee, or should the Lessee make any assignment for the benefit of creditors, Lessors may at their option declare this lease immediately terminated and take possession of the premises.

(9) Lessee shall not assign this lease nor sublet any part of said building or premises without the written approval of the Lessors, and that the same shall not be assigned or mortgaged without the written consent of Lessors.

(10) The property herein leased is further designated as Lots Nos. 9, 10 & 12, Block 1, Page 489 of the Greater Greenville Block Book. Lessors own other property to the rear and northeast of the leased premises. This property is designated on the Greater Greenville Block Book as Lots Nos. 14 & 14.1, Block 1, Page 489 of the Greater Greenville Block Book. At any time during the term of this lease, Lessee shall have the right and option to purchase an undivided one-third (1/3) interest in said property situate at the rear of the leased premises and designated as Lots 14 & 14.1, Block 1, Page 489 of the Greater Greenville Block Book, by paying to Lessors an amount equal to one-third (1/3) of the amount Lessors have invested in said property as of the date of the exercise of the option, which amount shall include interest on Lessors' investment.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26<sup>th</sup> day of October, 1963.