

business, whichever shall be the first to occur; and ending on January 31 of the last lease year of the lease term unless sooner terminated as hereinafter provided. When the commencement date and termination date of the lease term have been determined, Landlord and Tenant shall execute, acknowledge, and deliver a written statement thereof in recordable form.

Landlord shall have fully completed construction whenever it has fully completed all work on said premises in accordance with the Description of Landlord's Work, annexed hereto as "Exhibit B" and architect has so certified.

5. Landlord will, at its sole cost and expense, erect on the leased premises a building in accordance with the specifications outlined in "Exhibit C" and may erect other units in the Shopping Center. Construction will be begun on or before Oct 15 1963 and the work will be completed on or before _____ . Provided, however, any delay in starting or completing the work on the leased premises and/or Shopping Center caused by an act of God, war or circumstances beyond control of Landlord, shall not be considered a breach thereof. Inability to finance, except to the extent hereinafter specified, shall not constitute circumstances beyond the control of Landlord.

6. Tenant agrees to pay Landlord during the term of this lease the minimum rent of _____ Dollars per annum, payable in twelve equal monthly installments on the first day of each month in advance at 303 East McBee Avenue, in the City of Greenville, S. C., or at such other place as Landlord may from time to time designate. Rent for the first and last month to be prorated, if the lease does not commence on the first day of said month.

In addition to the payment of the fixed minimum annual rental, the Tenant will pay to Landlord an additional percentage

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