

faith commences the performance requisite to cure same and thereafter with reasonable diligence proceeds to complete the performance necessary to cure such default.

The Tenant further covenants and agrees that if, at any time, the Tenant is adjudged bankrupt or insolvent under the laws of the United States or of any state, or makes a general assignment for the benefit of creditors, or if a receiver of all the property of the Tenant is appointed and shall not be discharged within ninety (90) days after such appointment, then the Landlord may, at its option, declare the term of this lease at an end and shall forthwith be entitled to immediate possession of the said premises as aforesaid.

OPTIONS

12. It is further agreed that Tenant, at its option, shall be entitled to the privilege of one (1) extension of this lease, such extension to be for a period of five (5) years and to cover the combined Parcels "A" and "B" and on the same terms and conditions and at the same rentals as provided herein for the portion of the initial term hereunder subsequent to July 1, 1970.

Such option privilege may be exercised by the Tenant giving to the Landlord a notice in writing at least three (3) months before the expiration of the initial term, stating the intention of the Tenant to exercise such option and the period for which such option is exercised and thereupon this lease shall be so extended without the execution of any other or further document.

NOTICES

13. All notices required to be given to Landlord hereunder shall be sent by registered or certified mail to, and all rent payments shall be made to Landlord at 1024 E. Perry Road, Greenville, South Carolina, or to such other address as Landlord may direct from time to time by written notice forwarded to Tenant by certified or registered mail.

All notices required to be given to Tenant shall be sent by registered or certified mail to the Tenant at P. O. Box 1088, Greenville, South Carolina 29602, or to such other address as Tenant may from time to time direct by written notice forwarded to Landlord by registered or certified mail.

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