

such as, street widening provisions or similar stipulations, and that there are not in existence any zoning laws or ordinances prohibiting the use of the demised premises as a parking lot. Should any portion of the demised premises be condemned and taken by governmental authority, at any time during the term of this lease, the Tenant shall be entitled to a fair reduction of the rent or termination of the lease at its option.

5. The Tenant agrees to pay all charges for gas, electricity and water and all other utilities used by the Tenant on the premises.

6. The Tenant agrees that the demised premises shall not be used for any illegal or unlawful purpose and the Tenant at all times shall fully and promptly comply with all laws, ordinances, orders and regulations of any lawful authority having jurisdiction of said premises respecting the conduct of its business on the demised premises.

7. The Tenant may, without the consent of the Landlord, assign or sub-lease the demised premises, provided, the Tenant shall continue to remain liable and responsible for the due performance of all the terms, covenants and conditions of this lease.

8. The 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 on the same terms and conditions and upon the same rentals as provided for the initial term of this lease. 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 thereupon this lease shall be extended for such period without the execution of any other or further document.

9. All rent payments hereunder shall be made to, and all notices required to be given to the Landlord hereunder shall be sent by registered or certified mail to the Landlord at 1037 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 registered or certified mail.

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