

5. RENT: The Lessee hereby agrees that during the first ten (10) years of this lease, the Lessee will pay to the Lessor at the 252 Building, Greenville, South Carolina, or at such other place as from time to time the Lessor may designate during the term of this lease, the net sum of \$13,500.00 per year as rent, payable in equal monthly installments of \$1,125.00 per month in advance on or before the 10th day of each month during said term, the first of which monthly installments shall be paid on the 10th day of the fourth month following the exercise of the option.

Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the 10th day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful money of the United States of America.

6. OPTION TO PURCHASE AND OPTION TO EXERCISE LEASE: The Lessee shall have the option to purchase the demised premises at any time during a period commencing on a date ten (10) years after the date of this lease, and ending at noon on a date at the end of fifteen (15) years from the date of this lease, at a purchase price of \$200,000.00, by giving ninety (90) days written notice to the Lessor. It is agreed that the annual rental be increased to \$16,200.00 net per year payable in equal installments on or before the 10th day of each month beginning with the first month of the eleventh year of the lease term, and such rental shall continue throughout the twenty-fifth year of the lease term.

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