

advance. The Lessees shall not be deemed to be in arrears with their payments provided the same is made within 30 days of the annual due date. The rent is to be prorated for any fraction of a year.

4. The Lessees shall not sublease any of the rights herein granted without the written consent of the Lessor. The Lessor agrees to not arbitrarily withhold the right to sublease if the Lessees lease the remaining portion of the parking building for parking purposes.

5. The Lessor gives to the Lessees the right to renew this lease for an additional ten years commencing on August 9, 1978, at a rental price to be agreed upon by the parties for the additional term. In the event the parties cannot agree on a rental price, then they will attempt to reach an agreement by arbitration with the Lessor appointing one arbitrator and the Lessees appointing one arbitrator, and the two so appointed to select the third arbitrator. If the two so appointed are unable to agree upon the third arbitrator, then the Clerk of the Circuit Court of Greenville County, South Carolina, shall select the third arbitrator and the determination of the three shall be binding on all parties hereto.

6. At the expiration of the term herein provided for or any renewal of the term subsequently agreed upon, the Lessees agree to remove all structures or parts of any structure covering the 711 square feet area above referred to. Because of this provision, the Lessees shall obtain the written consent of the owners of the real estate upon which the present parking building is constructed. The present owners of the real estate are

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