

consecutive month during the term of said lease.

In addition to the rental above stipulated and as a part of the consideration for said premises, the Lessees agree to pay to the Lessor an amount equivalent to the extent to which fire insurance premiums are increased, based on the amount of insurance carried by the Lessor on the premises to be occupied by the Lessees, which may arise or occur from the use and occupancy of said premises by the Lessees and from any improvements, changes or alterations that may be made by Lessees but relating solely to increase in rate of premium over the present rate of premium and resulting from the use of the premises for dry cleaning purposes.

Also, as a part of the consideration for said premises the Lessees agree to construct, at their expense, a one-story building on the vacant lot herein leased. Said building to be constructed shall include twelve inch brick walls and shall in all respects be constructed in accordance with the City Code of Greenville and the Underwriter's specifications and shall be so constructed that the ceiling of said building will allow nine feet clearance above the first floor level of the present building.

It is understood and agreed that the Lessees are to use said premises for the purpose of operating therein a dry cleaning business and as a part of the consideration for this lease, agree at their expense to renovate and modernize the first floor of the building hereby leased, including the front of said building, all to such extent as to render the same suitable for present day business requirements.

Likewise, as a part of the consideration for this lease, the Lessees agree, at their expense, to procure and keep in full force and effect liability insurance sufficient to protect all buildings and improvements situate on said premises, protected against loss by explosion of the boiler or boilers in said premises and sufficient to protect at all times the Lessor herein against