

-Page Eleven-

together with interest thereon at the rate of 6% per annum, shall be repaid by the landlord to the tenant upon written demand therefor and may be offset by the tenant against any installment of rent until the whole amount thereof shall have been repaid to the tenant.

(25) The landlord represents and warrants that the demised premises are free and clear of all mortgages, liens and encumbrances, except current real estate taxes, the existing lease with the tenant, which lease is hereinabove mentioned and described, and a certain mortgage constituting a lien against the demised premises securing a sum not in excess of Thirty Thousand (\$30,000.) Dollars.

(26) This lease agreement executed by the landlord and tenant in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified, except upon the written consent of the landlord or tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate and original of this lease agreement.

IN WITNESS WHEREOF, the landlord and tenant have hereunto set their Hands and Seals, and caused this instrument to be executed in duplicate the day and year first above written.

Signed, Sealed and Delivered in the presence of:

*Jas. L. Lord* (SEAL)

Witnesses as to Landlord: Landlord

*Thomas L. Brown*  
*Ed. W. King*

Witnesses as to Tenant:

*R. M. Murrell*  
*Paul Steen*

DWINE SOUTH CAROLINA CORP.

by *Quinn Raskin*

VICE PRESIDENT

