

Exhibiting
Premises

16. Lessor may display a sign on the premises during the last 60 days of the term hereof, offering the premises for sale or for lease, and may exhibit the premises for such purpose at reasonable hours during said period.

Insurance

17. It shall be the responsibility of the Lessor to carry such fire, extended coverage, sprinkler leakage, and other insurance as it desires on the demised premises (but not on the Lessee's property therein or thereon). The Lessee shall not be liable for any loss or damage to the demised premises, or any premises of which they are a part, resulting from fire or other perils insurable under the standard form of fire and extended coverage insurance policy and sprinkler leakage endorsement in use in the state where the premises are located, due to any cause whatsoever except intentional damage by Lessee, whether or not such insurance is in effect on the demised premises.

Default

18. The Lessor covenants with the Lessee that in the event the Lessee shall default on any condition or covenant herein established, the Lessor shall notify the Lessee in writing of such default, and give the Lessee a thirty day grace period to correct its default before instituting any action to terminate this lease or to recover damages for default, except that in the case of the Lessee's failure to pay the rent on the due date as herein provided, the grace period shall be ten days rather than thirty.

Renewal

19. Lessee shall have the right to renew this lease for ~~three separate terms of one year each~~ at the same rental and on all the same terms and conditions, upon giving the Lessor written notice not less than 60 days prior to the end of the term provided herein.

Possession

20. The Lessor covenants to deliver possession of the demised premises to Lessee in good and tenantable condition and repair on the first day of the term provided herein, and rent shall not commence until such delivery is made. If such delivery is not made within thirty days after the first day of the term provided herein, the Lessee shall have, in addition to any other rights hereunder, the right to terminate this lease forthwith upon written notice to Lessor.

Quiet
Enjoyment

21. The Lessor covenants that the Lessee on paying the said yearly rent and performing the covenants aforesaid shall and may peacefully and quietly have, hold and enjoy the said demised premises for the term aforesaid.

Notices

22. All notices under, and payments made pursuant to, this lease, shall be given or made to the respective parties hereto at the following addresses:

23. LESSOR COVENANTS AND AGREES with the lessee that the said lessor at his own cost and expense will do or cause to be done the following:
- 1) Install concrete floor 4 inches thick throughout the basement building, 30' x 40', so as to prevent any leakage to assure the basement being dry during all weather conditions.
 - 2) Lessor agrees to install private toilet with wash basin.
 - 3) Lessor agrees to install overhead door 8' x 8' dimension of the present doorway of the same dimensions.
 - 4) Lessor will grade and surface with gravel or crushed stone the parking area in front of the doorway 80' x 40', and maintain it suitable for the passage of the Lessee's tractor-trailer truck during all weather conditions.

TO LESSOR
Charles E. Saad
3490 Augusta Road
Greenville, S. C.

TO LESSEE
Standard Brands Inc.
1630 Huber St., N. W.
Atlanta, Georgia

unless, by prior notice hereunder, a different person or address shall have been specified for such purpose, in which event notices and payments shall be made as so specified. All notices shall be in writing, and shall be deemed to have been effectively given upon the receipt thereof, if delivered by hand or sent by ordinary mail, or upon the mailing thereof, if mailed by registered mail post-paid, addressed as above specified.