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and administrators and against every person whomsoever lawfully claiming or to claim the same or any part thereof and against the lawful omissions, acts, disturbances, claims and demands of any person or persons whatsoever, except as hereinafter stated, and except as to such portion of the leased premises, if any, as shall be taken under power of eminent domain.

4. RENT: The Lessee hereby agrees that during the term of this lease, subject, however, to revaluations of the premises and adjustments or readjustments of the rent as hereinafter provided, the Lessee will pay to the Lessor at such one place in the City of Greenville, South Carolina, as the Lessor may from time to time designate in writing, by way of rent for said premises, the sums hereinafter set forth, payable in equal monthly installments, in advance, on or before the 10th day of each month during said term, the first of which monthly installments shall be paid on or before January 10, 1953:

(a) Up to and including the month of October, 1953, the sum of One Thousand (\$1,000.00) Dollars, payable in ten (10) monthly installments of One Hundred (\$100.00) Dollars each;

(b) From and after November 1, 1953, the sum of Two Thousand (\$2,000.00) Dollars per annum, payable in monthly installments of One Hundred Sixty-six and 67/100 (\$166.67) Dollars each.

The foregoing annual rental of Two Thousand (\$2,000.00) Dollars which shall be payable from and after November 1, 1953, is a return of five (5%) per cent on Forty Thousand (\$40,000.00) Dollars, which is the present agreed fair value of the leased premises, including the improvements now located thereon.

The years 1973, 1993, 2013, and 2033 shall be known as the beginning of an "adjusted rental period", and subject to the procedures set forth in this Paragraph 4, either the Lessor or the Lessee shall have the right to demand an appraisal of the

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S.B.
R.H.A.