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3. QUIET ENJOYMENT: The Lessor hereby agrees with the Lessee that, conditioned upon the Lessee's observance and performance of the obligations entered into on its behalf, the Lessor warrants and will for the term hereof defend the peaceable possession and enjoyment of the leased premises unto the Lessee, its successors and assigns, against the Lessor, the Lessor's heirs, executors 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 sum of Three Thousand One Hundred Fifty (\$3,150.00) Dollars per annum, payable in twelve (12) equal monthly installments of Two Hundred Sixty-two and 50/100 (\$262.50) Dollars, 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 March 10, 1953.

R.H.P.

At least three (3) months and not more than six (6) months before the 1st day of March in each of the years 1973, 1993, 2013, and 2033 (each of which dates shall be known as the beginning of an "adjusted rental period") the Lessor may give notice in writing to the Lessee that he demands an appraisal of the leased premises, exclusive of any improvements thereon, by a Board of Appraisers and Arbitrators as hereinafter provided for