

2. TERM: To have and to hold the above described premises, together with the privileges, easements, and appurtenances thereunto belonging, subject, however, to the terms, conditions, and covenants expressed and declared herein, unto the Lessee, its successors and assigns, for a term of ninety-nine (99) years, beginning on the 1st day of March, 1953, and ending on the 29th day of February, 2052, unless this lease shall be sooner terminated as hereinafter provided.

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, except as to such portion of the leased premises, if any, as shall be taken under power of eminent domain, and except as to claims and demands directly resulting from acts or omissions of the Lessee.

R.H.P.
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 Six Hundred Eighty-two and 50/100 (\$682.50) Dollars per annum, payable in twelve (12) equal monthly installments of Fifty-six and 88/100 (\$56.88) 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.