

2. The rental reserved by the Lessors for said leased premises and to be paid by the Lessee therefor shall commence on January 1, 1958, unless by reason of some unforeseen happening or event said Terminal Building and facilities as above required have not been completed by the Lessors and accepted by the Lessee at that time, in which latter event, the rent hereinafter specified shall commence at the time said Terminal and facilities are completed and accepted, and thereafter such rental shall be paid monthly in advance throughout the term of this lease.

The rental required under and to be paid by the Lessee hereunder shall be the sum of and at the rate of \$420.00 per month, and such rental shall be payable monthly in advance as aforesaid and directly to the Lessors named in the caption of this Indenture at their post office address in Greenville, South Carolina, within ten (10) days after the Lessors bill the Lessee for current month's rent.

3. Full and complete possession of said leased premises, including the real estate above described, the Terminal Building, driveways and other improvements and facilities, completed in accordance with the terms and specifications of this Contract, and Lease Indenture, shall be delivered by the Lessors to the Lessee on or before January 1, 1958 as aforesaid, and, thereafter, the same shall be used by the Lessee for a motor freight terminal in accordance with all applicable law throughout the term of this lease, during which time the Lessors covenant that the Lessee, complying with all of its obligations hereunder, shall have and enjoy, quietly and peaceably, the full and exclusive possession of said leased premises.

4. Throughout the term of this lease, the Lessors shall, at their own cost and expense, repair and maintain the

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