

due and payable on or before March 31, 1959, with a like payment to be due on the last day of each and every month thereafter.

The Lessee is not to be considered in arrears with its rental payment so long as same is made within a period of twenty (20) days from the last day of the month for which the payment is due.

The Lessor is to pay all taxes and hazard insurance against the premises, and is to keep the outer walls and roof in a good state of repair.

The Lessee agrees not to make any structural change in the buildings or any other substantial change without the written consent of the Lessor, and agrees to keep the interior of the buildings in a good state of repair and painted when reasonably needed. The Lessee is to pay for all utilities consumed on the premises.

It is recognized that the Lessor is obtaining a first Mortgage loan in the amount of \$15,000.00 from Liberty Life Insurance Company of Greenville, S. C., and that this Lease is to be conditionally assigned to said Mortgagee.

Should the premises be destroyed by fire or other catastrophe or an act of God, then either party hereto will have the right to cancel this Lease. Should the premises only be partially destroyed in such manner, then the Lessor shall have the right to determine whether or not the premises should be restored or this Lease cancelled, and if the premises are restored, the rent will be abated proportionate to the damage done.