

amount equal to the actual costs of the improvements made by the Tenant, exclusive of equipment and other stock in trade, the escrow agreement to provide that the security so held shall become the property of the Landlord in the event said improvements or their equivalent are not replaced and in good repair at the termination of this lease or any extension thereof: the escrow agreement to further provide;

- (a) That the securities held in escrow can be used by the Tenant as temporary security to finance such improvements, and
- (b) Upon completion of the improvements the security so held in escrow shall be returned to the Tenant.

(B) The Tenant shall have the right to conduct any business on the premises not prohibited by the ordinances of the City of Greenville, S. C., or by any statute or regulation of the State of South Carolina, or any political subdivision thereof and to that end he may modify or alter the improvements to be erected for uses other than that of an automatic car wash.

TAXES

6. Tenant shall be responsible for and pay all taxes on the real estate described and improvements and equipment situate thereon during the primary term of this lease and any extension or extensions thereof, provided Landlord shall pay the proportionate share of 1959 City and County taxes accrued up to the effective date of this lease.

OWNERSHIP
OF
PROPERTY

7. It is understood and agreed that any buildings or other real estate improvements upon the demised premises at the termination of this lease (or renewal thereof,) shall become the property of the Landlord. Furniture, fixtures, air conditioning units, signs, car washing equipment and other equipment placed on the premises by Tenant and used in the operation of his business may be removed by Tenant at any time during the primary term of this lease or any extension or extensions thereof or at the termination of this lease, provided Tenant has performed the terms and conditions of this lease at that time.

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