

DOLLARS FOR INJURY OR DEATH TO ONE PERSON, AND ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS FOR INJURY OR DEATH TO MORE THAN ONE PERSON, ARISING OUT OF AN ACCIDENT. SAID INSURANCE SHALL BE FOR THE BENEFIT OF THE LESSOR AND LESSEE, AND THE LESSEE SHALL FURNISH THE LESSOR WITH CERTIFICATES EVIDENCING SUCH INSURANCE. SAID PUBLIC LIABILITY INSURANCE SHALL PROTECT AND INDEMNIFY THE LESSOR FROM ANY AND ALL CLAIMS FOR DAMAGES AND LIABILITY RESULTING FROM LOSS OF LIFE OR INJURY TO PERSONS OR DAMAGE TO PROPERTY IN OR ABOUT THE LEASED PREMISES, OR ANY PART THEREOF, OR ADJOINING SIDEWALKS, STREETS AND PASSAGEWAYS.

11. SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF THIS LEASE, THE LESSOR AGREES THAT THE LESSEE SHALL AND MAY PEACEABLY HAVE, HOLD AND ENJOY THE PREMISES ABOVE DESCRIBED, WITHOUT HINDRANCE OR MOLESTATION BY THE LESSOR. AT THE EXPIRATION OF THIS LEASE THE LESSEE SHALL, QUIETLY AND PEACEABLY, DELIVER UP POSSESSION OF THE DEMISED PREMISES.

12. IF ANY PORTION OF THE BUILDING LOCATED ON SAID PROPERTY SHALL BE TAKEN OR CONDEMNED FOR PUBLIC OR QUASI-PUBLIC USE, EITHER THE LESSOR OR THE LESSEE MAY ELECT TO TERMINATE THE LEASE ON THE DATE OF SAID TAKING OR CONDEMNING.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS INSTRUMENT IN DUPLICATE ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

Jack B. Payne  
JACK B. PAYNE, LESSOR

Judy S. Payne

REHABILITATION WORKSHOP  
FACILITY OF GREENVILLE COUNTY

Margaret S. Bellman

By: Preston S. Harchant  
PRESTON S. HARCHANT, PRESIDENT  
LESSEE

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