

and No/100 (\$1,000) Dollars per month payable in advance.

SIXTEENTH. No rights are conferred upon the Tenant until this Lease has been signed by the Landlord, and a copy of the Lease delivered to the Tenant.

SEVENTEENTH. Paragraph FIFTH is modified to exclude any light fixtures installed by the Tenant, any such light fixtures shall remain the property of the Tenant and may be removed by Tenant upon expiration of this agreement.

EIGHTEENTH. It is understood and agreed that Tenant shall have the option of renewing this Lease for an additional period of five years at the expiration of the original agreement upon the same terms and conditions contained herein, provided, however, Tenant gives to the Landlord written notice of intent one hundred and eighty (180) days prior to the expiration thereof.

NINETEENTH. It is further understood and agreed that during term of this Lease or any renewals thereof the Tenant will keep the buildings insured against loss, damage, or destruction by fire and such other casualties as may be procurable under extended coverage in an amount not less than the full insurable value thereof. Such insurance shall be in a solvent company or companies authorized to do business in the State of South Carolina which are satisfactory to Landlord (such satisfaction not to be unreasonably withheld); provided, however, that any stock company with a combined paid-in capital and surplus of not less than \$500,000.00 or any mutual company with a surplus of not less than \$500,000.00 shall be deemed to be satisfactory to Landlord. All policies for such insurance shall be payable to the Landlord for the purposes specified in Paragraph THIRTEENTH.

TWENTIETH. Tenant shall pay during the term of this Lease or renewals thereof all taxes on the demised premises and improvements thereon. In the event Tenant does not pay such taxes when and as they become due, Landlord shall have the right to make such payment and amount so paid, together with interest at the