

and easements thereunto' belonging or in anywise appertaining, unto the said Tenant for a term of Seventy-four (74) years and six (6) months, commencing the first day of May, 1960 and ending on the thirty-first day of October, 2034, both dates inclusive.

RENTAL. In consideration of the demising and leasing of the premises aforesaid by the Landlord, the Tenant covenants, stipulates and agrees to pay to the Landlord as rental for said premises, hereinabove described the sum of Five Hundred (\$500) Dollars per annum, payable in advance on the first day of each lease year. Rental for a part lease year shall be prorated.

Until it receives other instruction in writing from the Landlord, the Tenant shall pay all rentals by check, sent to the Landlord at 407 North Main Street, Greenville, South Carolina.

The Landlord agrees that prompt notice will be given the Tenant of any transfer or any conveyance of any interest in the leased premises. It is further covenanted and agreed that all the payments made in accordance with the provisions hereof prior to receipt by Tenant of written notice of any change in said interests, shall fully and effectively discharge Tenant from any liability for the rent covered by such payments and that the party herein designated as Landlord will hold Tenant harmless from any further liability therefor.

COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION.

The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into the lease for the full term aforesaid. Landlord further covenants and warrants that if the Tenant shall discharge the obligations herein set forth to be performed by the Tenant, the Tenant shall have and enjoy, during the term hereof, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or attendant thereto.