

(1) and (2) is not completed in a first-class workmanlike manner so that the premises will be ready for occupancy by the tenant on August 1, 1962, the term shall begin on the first of the month next succeeding the date the said improvements shall have been completed by the lessor, and tenant is notified to that effect. If the improvements are completed and ready for use and occupancy by tenant during a month and before the first of a month, the rent shall be pro-rated accordingly.

(4) The monthly rental which the tenant agrees to pay in advance on or before the 10th day of each month, during the aforesaid term, shall be and is Four Hundred Forty-Seven Dollars (\$447.00).

(5) The lessor agrees to use every effort and do everything possible to get the aforesaid buildings built and the aforesaid improvements made by August 1, 1962.

The tenant shall have the option and privilege of renewing this lease for a term of five years, beginning August 1, 1972, for the same monthly rental and upon the same terms and conditions, providing the tenant notifies the lessor in writing of its desire to renew the said lease for the said additional term, at least sixty days prior to July 31, 1972.

The tenant agrees to make no unlawful or offensive use of the premises; to replace any broken glass and to promptly repair any damages that may be caused by the negligence of the tenant, its agents or employees.

The lessor agrees that he will install at his own expense proper water connections, the same to be connected with an eight inch water line of the facilities of the City of Greer. The lessor shall likewise install a water meter, but the tenant shall pay the current water bills for water during the term of the lease, and any extension of the same.

The lessor agrees that he will install and maintain at his own expense an adequate sewage disposal system (including pipes, connections, and septic tank) suitable for the premises, the same to be constructed and maintained in accordance with State Health Department regulations. Lessor will furnish to the tenant a copy of the State Health Department certificate of approval.

The lessor agrees that he will, at his own expense, complete arrangements with the Duke Power Company to furnish a 220 volt electrical supply to the premises.

The lessor agrees to maintain the roof, the structural portions of the aforesaid building throughout the term of this lease, and any renewal of the same in a first class and good condition.

The lessor agrees to maintain the aforesaid surfaced yard area, surfacing it, packing it, and maintaining proper drainage throughout the first year of the term of this lease.

The tenant agrees to notify the lessor of any leaks in the roof or of any other defects that need to be remedied by the lessor; and the lessor shall not be liable for any damages done to any of the property of the tenant or in the possession of the tenant, unless the tenant shall have so notified the lessor and he shall have thereafter failed and neglected to repair the building or premises.

The lessor covenants and agrees that he owns the aforesaid premises absolutely, out right, and in fee simple; that he has the right to make and enter into this lease, and to deliver the possession of the same free and clear of all liens, mortgages and claims of every kind and character; and that so long as the tenant complies with the covenants and agreements herein contained and made by it, it shall enjoy and have the possession of the aforesaid property free and clear of the claims and interferences of all other persons.

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