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of seven (7) years beginning August 1, 1962 and ending July 31, 1969, subject to the following terms and conditions:

A. The agreed rental is \$608.33 monthly, payable in advance beginning August 1, 1962, and monthly thereafter during the term of this lease. In addition to these rentals of \$608.33 per month, the lessee agrees to pay 60% of the charge made by the Greater Greenville Sewer Commission for sewerage disposal, and the Lessor is to pay the remaining 40% of said charge for a period of five years, that is, through July 31, 1967. For the period beginning August 1, 1967 to the expiration date of this lease, the Lessee is to pay to Greater Greenville Sewer Commission the entire charge for sewerage disposal.

B. The Lessee shall use the leased premises for the operation of a poultry processing plant.

C. All charges for power, lights, water, heating and fuel are to be paid by the Lessee.

D. The Lessee shall keep the plant and the premises immediately adjacent thereto, including drainage, in a clean and sanitary condition, and in full conformity with all State and County health regulations now in existence or to be hereafter adopted during the period of this lease and in addition the lessee agrees to comply with all reasonable regulations promulgated from time to time by the Lessor or market manager in connection with the operation of the

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