

It is understood that the western portion of the property hereby demised is subject to a drainage easement shown more particularly on the aforesaid plat.

TO HAVE AND TO HOLD the above named premises for a period of fifteen (15) years from the 1st day of October, 1959, until the 30th day of September, 1974. The beginning date of this lease to be no later than the 1st day of October, 1959, but if the improvements to be built on the aforesaid property are ready before the beginning date of this lease, then the Lessee shall pay an apportioned amount of the monthly rent for this period.

SECOND: The Lessee agrees to pay as rent for said premises the sum of \$49,500.00, said rent being payable in monthly installments of \$275.00 payable on the 1st day of each and every month beginning with the 1st day of October, 1959, at the offices of the Alester G. Furman Company in Greenville, South Carolina.

THIRD: Lessee shall pay, without proration, all taxes which may be levied or assessed against the demised premises and improvements thereon during the term hereof. If during the term of this lease or any renewals, the present method of taxing real estate and improvements shall be changed so that the whole or any part of such taxes are transferred to or levied against the income or rents from such real estate and improvements, or if levied partly upon said real estate and improvements and partly on the income or rentals, Lessee shall pay such changed taxes. In the event Lessee does not pay such taxes when and as they become due, Lessor shall have the right to make such payment and the amount so paid, together with interest at the legal rate, shall constitute and be considered a part of the rental due hereunder.

FOURTH: During the continuance of this lease, Lessee agrees that it will at its own cost and expense keep the building and improvements erected on the leased premises fully insured during the entire term of this lease or any renewals thereof against loss, damage or destruction by fire or other casualty or peril to the full insurable value thereof in a solvent company or companies.

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