

*[Handwritten signature]*

"All rentals due under this Lease shall be paid in equal monthly installments, in advance, on or before the first day of each calendar month during the term hereof. If the term of this Lease shall not begin on the first day of a calendar month, the first and last monthly rental payments shall be prorated according to the number of days in each of said two months to which the term hereof shall apply."

(4) The first sentence of Paragraph 6 on page 4, shall be changed to read as follows:

"Lessee covenants and agrees that it will maintain the interior of the demised premises, the landscaped area, paved parking area, walks and driveways, in good condition and repair at its own expense, including the repairing of all broken glass, ordinary wear and tear excepted, and the Lessee further agrees that it will make no major improvements or alterations in the premises without first obtaining the written consent of the Lessor."

Immediately following the sentence above and preceding the second sentence in Paragraph 6, the following shall be added:

"Upon termination of this Lease, all alterations and improvements made by the Lessee shall become the property of the Lessor, and it is further understood and agreed that at Lessor's request Lessee, at its expense, shall remove any and all alterations and improvements which Lessee may have made to the building without the written consent of the Lessor."

(5) Paragraph 7, at the bottom of page 4 and the top of page 5, shall be changed to read as follows:

"Lessee may assign this Lease or sublet said premises, but Lessee and its guarantor shall continue to remain liable for all rental payments and other obligations of Lessee under this lease."

(6) On page 5, between Paragraph 10 and Paragraph 11, the following new paragraph is added:

"10(a) The Lessor shall keep the building or buildings on the demised premises, including all improvements, alterations, additions and changes made by the Lessor or the Lessee which are a part of the realty, insured against loss or damage by fire and cause covered by the customary standard extended coverage applicable to property of similar character located in Greenville, S. C., with an insurance company or companies authorized to do business in the State of South Carolina, in an amount equivalent to the cost of rebuilding same. All proceeds of such insurance in case of such loss or damage shall be used toward the full compliance with the obligation of the Lessor assumed under Paragraph 10 of this Lease Agreement, to the extent that such proceeds are required for such purpose. It is expressly agreed that Lessor's insurer or insurers shall have no right of subrogation against the Lessee under any such policy or policies.

"The Lessor further agrees to cause the insurer or insurers issuing the hazard insurance policy or policies to

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