

TAXES 7. City and County taxes will be paid by the Lessors however, it is agreed that Lessee will pay any increase over assessment as of 1965.

WARRANTY OF TITLE & POSSESSION 8. Lessor warrants that Lessor is the sole owner of the premises and that same are free and clear of all encumbrances and from any restrictions as to use except as herein expressly stated. Anyone taking and holding the premises or any part thereof under or from the Lessee shall take and hold same subject to all the terms, provisions and limitations of this Agreement. And Lessor covenants that Lessor will put Lessee in possession of said premises at the beginning of the term and that Lessee shall have the peaceful and uninterrupted possession thereof to the end of the term and of any extensions thereof and for so long as Lessee performs the covenants and conditions of this lease.

SUBLETTING & ASSIGNING

9. Lessee, without Lessor's consent, shall have the right to sublet or assign any or all of its rights and privileges hereunder, but any such subletting or assignment shall not relieve Lessee of its obligations hereunder unless Lessor shall consent in writing to such subletting or assignment.

OPTION TO EXTEND TERM 10. The Lessors hereby grants to Lessee the right and option to extend this lease for a period of three years and the monthly rental will be increased to \$250.00. Also the Lessor grants to Lessee the right and option to extend this lease for a second three year period with the monthly increased to \$275.00. Notice of the Lessee's intention regarding either of the extensions as mentioned shall be conveyed to the Lessor or his Agent 90 days prior to the expiration of same.

SIGNING OF LEASE 11. This agreement shall not become binding upon either Lessor or Lessee, until properly executed by the Lessee and by Lessor. All terms of said lease are contained herein.

OPTION TO BUY 12. Any time during this lease or any extension thereof the Lessee will be offered the first right of refusal to buy this property.

BREACH OF LEASE 13. If the Lessee shall breach the terms of this lease and fail to correct said breach within ten days after written notice thereof, the Lessor may at his option declare this lease terminated.

AGENTS COMMISSION 14. Lessor will pay the Real Estate Agent, Harry L. Baumgardner, Commission Realtor, 209 E. Stone Avenue, Greenville, S. C. the fees as recommended by the Greenville Real Estate Board for negotiating this lease or any extensions thereof and sale of said property in connection with the Lessor having the first right of refusal.

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