

Dollars in advance on the 1st day of each and every month during said term. The Lessee shall pay said rental to the Lessor at its place of business in the City of Greenville, South Carolina, or at such other place as the Lessor shall designate.

3. The Lessor shall at all times keep the building fully insured to the extent of its full insurable value and shall pay premiums in respect to such insurance and in the event of any loss the Lessor shall use the proceeds of any insurance recovery, to the extent necessary, to repair and restore the premises in accordance with his obligation under the provisions of Paragraph 8. The Lessee, however, shall reimburse the Lessor for any excess premium that may be required in connection with such insurance as a result of Lessee's use of the premises for any extra hazardous use or purpose not within the Lessee's business activities as described in Paragraph 16 of this lease. The Lessor shall pay all real estate taxes and assessments levied or assessed upon the demised premises as the same shall become due and payable, but shall not be liable for any taxes, assessments or insurance in respect to any property of the Lessee.

4. The Lessee shall pay all water, light, gas, fuel and other utility bills incurred in connection with the use of the leased premises during the term of the lease.

5. This lease shall not be assigned in whole or in part nor the leased premises nor any part thereof sublet without the written consent of the Lessor; provided, however, such consent shall not be unreasonably withheld and such consent shall not be required with respect to an assignment or sub-lease to a subsidiary or parent corporation of the Lessee or to a corporation or partnership in which Tom M. Pfaff shall own at least fifty per cent (50%) interest; provided the original Lessee shall remain liable on said lease.

5. At the expiration of this lease and any extensions thereof under option privileges, the Lessee shall surrender the leased premises to the Lessor

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