

26. Lessee covenants and agrees to promptly pay the taxes listed in 25 above and in the event of failure of Lessee to pay said taxes or assessments, Lessor may at its option pay said taxes and assessments, and such amounts so paid, with interest at the rate of 6% per annum, shall be added to and become a part of the rental of the premises.

27. The Lessee hereby gives and grants unto the Lessor a landlord's lien for rent under the statutes and laws of the State of South Carolina for the collection of any amounts which might be due and payable by Lessee under the terms of this lease, which lien shall be prior and superior to the rights and liens of any mortgages, lien creditors, or other creditors of the Lessee.

28. Should the building on the demised premises be partially damaged by fire or other casualty, Lessor shall within a reasonable time restore said building to substantially the same condition as before the casualty, and a proportionate part of the rental herein provided shall be abated until the restoration of said premises.

IN WITNESS WHEREOF, The parties herto have hereunto set their hands and seals the day and year first above written.

WITNESSES:

William H. Johnson
James M. Almond
As to Frank C. Owens and
Theodora O. Black, Lessor

Frank C. Owens (SEAL)
Theodora O. Black (SEAL)

Wesley C. Chamberlee
Miss Grace K. Lyford
As to Lessee

KIDDIE KORNER OF GREENVILLE, INC.
By: Jack Cohen (SEAL)
Jack Cohen, President
Max Massey
Max Massey, Secretary

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