

COVENANTS

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(A) Should Lessee fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of thirty (30) days, then the Lessors may declare the lease terminated and expel the Lessee therefrom without prejudice or other remedies.

(B) The Lessee further agrees that he will pay all insurance premiums in connection with property, both fire and liability, and that he agrees to indemnify and save harmless the Lessors from any and all claims for damages to both person and property during this lease and any extension thereof. Lessee agrees to indemnify all expenses incurred by Lessors by reason of claims for damages, including attorneys fees and court costs.

(C) Lessors agree to pay the property taxes on the land only, and Lessee agrees to pay the property taxes on any improvements.

IN WITNESS WHEREOF, the parties hereto have hereunto set their Hands and Seals the day and year first above written

WITNESSES :

WM. R. TIMMONS, JR. & W. T. PATRICK

Wm. R. Timmons, Jr.
W. T. Patrick

DR. EARL A. MCDOWELL

Earl A. McDowell, DVM.

WITNESSES:

Ernest H. Brown
Gordon H. Kelley

Pay Rent to
Central Realty Co.
P. O. Box 1805
Greenville, S.C.

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