

3. QUIET ENJOYMENT: The Lessor hereby agrees with the Lessee that, conditioned upon the Lessor's observance and performance of the obligations entered into on its behalf, the Lessor warrants and will for the term hereof defend the peaceable possession and enjoyment of the leased premises unto the Lessee, its successors and assigns, against the Lessor, the Lessor's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as may be hereinafter stated; and except as to such portion of the leased premises which lies within the railroad rights of way as shown on the aforementioned plat and as to such portion of the leased premises, if any, as may be taken under power of eminent domain, and except as to claims and demands directly resulting from acts or omissions of the Lessee.

4. RENT: The Lessee hereby agrees that during the term of this Lease, it will pay to the Lessor at the office of Alester G. Furman Co., Greenville, South Carolina, by way of rent for said premises the sum of Twelve Thousand Three Hundred Sixty-six and No/100ths (\$12,366.00) Dollars per annum, payable in twelve (12) equal monthly installments of One Thousand Thirty and 50/100ths (\$1,030.50) Dollars, in advance, on or before the 10th day of each month during said term; if the term hereof begins on a day other than the first day of the month, the rent for the first and last months of the term hereof shall be prorated accordingly.

Any installment of rent which shall not be

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