

That this lease is hereby mutually agreed to be upon and subject to the following terms, conditions and covenants:

(1) This lease shall be for a term of ten (10) years commencing on the 15th day of August, 1966, and ending on the 14th day of August, 1976.

(2) In consideration for the lease of said property, the Lessee agrees to pay to the Lessor a monthly rent in the sum of Six Hundred Seventy-five Dollars (\$675.00) said rent to be paid in advance on the 15th day of each month during the term hereof. Said rent shall be paid to the Lessor at 122 Sandra Avenue or at P. O. Box 1804, Greenville, South Carolina, or at such other place as the Lessor may from time to time designate in writing. It is provided further that if the Lessee shall fail to pay any monthly rent installments when due and payable and shall allow the same to remain unpaid for a period of sixty (60) days, the Lessor shall have the right to declare this lease terminated and the unpaid balance for the full term of this lease shall become immediately due and payable to the Lessor.

(3) The Lessor agrees to maintain the roof and outer walls of the leased premises in good repair, and the Lessee, by acceptance of this lease, does hereby agree and acknowledge that said roof and outer walls are presently in sound condition and good repair. It is understood and agreed that the Lessor shall not be under any duty to inspect the premises and that the Lessor shall not be liable for any damages caused by the condition of said roof or outside walls, should any occur, except those damages due to the Lessor's neglect after notice in writing from the Lessee and after expiration of a reasonable time to repair such portion of the building.

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