

needs of said Lessee or its assigns. Also it is agreed that the Lessee may use said premises for any lawful purpose, whatsoever, as determined by said Lessee.

The Lessee is to pay all taxes, which shall become due on said lot and buildings and further to pay for any and all insurance which it deems necessary and carried on the premises. The Lessee shall be responsible for the maintenance of all buildings and improvements located on the property.

The Lessee shall pay all water, gas, electrical and other utility charges used on said premises during the term of this Lease.

In the event of bankruptcy of the Lessee or in the event said Lessee is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may at her option, declare this Lease terminated and may take immediate possession of said premises.

Finally, it is agreed that the Lessee shall have the right to assign this Lease or to Sub-lease said premises if the Lessee so desires.

The Lessor agrees to pay to Alester G. Furman Co., Greenville, South Carolina as compensation for its services in procuring this Lease 5% of all rental thereafter paid by the Lessee under this Lease or all renewals.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

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