

IT IS AGREED that in addition to the monthly rental of \$225.00 per month and the additional rental equivalent to 2¢ per gallon on all gasoline used by lessee and all gasoline sold by lessee, lessee (Thermal Belt Air Service, Inc.) shall pay to lessor (Greenville Airport Commission) an additional monthly rental of \$483.25 beginning 30 days from the date of the execution of the aforesaid promissory note and continuing each month thereafter until said promissory note is paid in full, including interest thereon.

The lessee (Thermal Belt Air Service, Inc.) agrees to construct improvements on the leasehold premises as more particularly described in plans and specifications which shall be approved by Greenville Airport Commission, which structures and improvements shall be permanently affixed to the real estate and which shall revert to the Greenville Airport Commission upon the expiration of the aforesaid lease and any extensions thereof.

It is further agreed between the lessee and the lessor that time is of the essence for the payment of all rents, including the additional \$483.25 monthly rental payment set forth herein, and that in the event of the failure to pay any instalment of rent on the due date, or upon the breach of any of the covenants or agreements set forth herein and as set forth in the lease between the parties dated May 17, 1966, which provisions are herewith ratified, or if lessee goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of his property for the benefit of creditors or files a petition pursuant to any federal or state law for the extension of his debts or for re-organization, or if his stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such

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