

9. Insurance Coverage and Destruction of Building. It is agreed that Lessors will, during the continuance of this lease, at their own cost and expense, keep the building to be erected by them on the demised premises pursuant hereto insured to the extent of its full insurable value against loss or damage by fire, with extended coverage, and in the event the same be damaged by fire or other cause so insured against, Lessors shall and will forthwith proceed to repair and/or rebuild the same, and Lessee shall meanwhile be entitled to an abatement of rent for the period during which the building is being restored and is unavailable for use by the Lessee.

10. Alterations of Building. It is understood and agreed that the Lessee shall not make, or suffer to be made, any alterations or additions to the said building or premises unless he has first obtained the written consent of the Lessors.

11. Liability and Liability Insurance. Lessee covenants that he will save Lessors harmless from any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease, it being understood and agreed that Lessee will have full control of the premises during the term hereof. It is further agreed that during the continuance of this lease, Lessee will maintain in full force and effect a policy of public liability insurance in minimum amounts of \$ 10,000.00 (each person), \$ 100,000.00 (each accident), and \$ 50,000.00 (property damage).

12. Renewal. Lessee is granted the right, at his option, to renew this lease for an additional period of three (3) years, provided that the Lessors may, at their option, increase the annual rental during such renewal period to One Thousand, Six Hundred Twenty Dollars (\$ 1,620.00) payable in installments of One Hundred, Thirty-Five Dollars (\$ 135.00) monthly between the first and tenth day of each month during said period. The renewal period, except as to rental, shall be upon all and the same terms and conditions herein set forth.

13. Option to Purchase. Should the Lessors decide to sell the demised premises during the term of this lease or any extension thereof, Lessee shall have the right and option to meet the best firm offer, within ten (10) days after receipt thereof, which is made by any person, firm, or corporation to purchase said premises.

14. Covenant Not to Compete. Lessors covenant and agree that they will not, during the continuance of this lease, directly or indirectly, lease, rent, or permit to be occupied as a tire sales and service store any of Lessors' adjoining property, and Lessee covenants that he will not conduct on the demised premises any business that competes with any other Lessee of adjoining property belonging to Lessors.

15. Condemnation. In the event the demised premises are taken in condemnation and thereby rendered unusable, this lease shall terminate and neither party shall be liable to the other; but in the event there shall be a partial taking which shall affect the rental value of the demised premises but not render them unusable, this lease shall continue for the remainder of the term with an appropriate adjustment in rental to be agreed upon as determined by a board of arbitrators in accordance with procedures set forth under South Carolina law.

16. Surrender of Premises on Termination. Lessors covenant for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon the termination of this lease, or any extension thereof, he will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted.

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