

(3) Lessor agrees to pay all taxes assessed against the land hereby leased as it now exists, with the understanding that Lessee will pay any additional taxes resulting from additions or improvements made to land during the term of this Lease. Lessor shall not be responsible for maintenance or upkeep of any sort during the period of the Lease and that Lessee will be responsible for the payment of all utilities and/or services rendered to said property, unless otherwise hereinafter agreed in writing.

(4) The property herein leased is located on the East side of the right-of-way of U. S. Highway 276, in the Town of Mauldin, County of Greenville, State of South Carolina, and is shown on County Block Book Map M 2.1, Block 5, as Lot 8. Said property is bound on the West by the right-of-way of U. S. Highway 276, for a distance of 156 feet, more or less; on the East by property of T. C. Alexander for a distance of 158 feet, more or less; on the South by Jenkins Street for a distance of 71.3 feet, more or less; and on the North by other property of Lessor, hereinafter described for a distance of 79.6 feet, more or less.

(5) It is understood and agreed that in addition to the above terms of this Lease and as part of the consideration for the same, the Lessee shall have the first right of refusal to purchase the above described lot, along with the lot belonging to Lessor located North of and adjacent to the above described lot and shown as Lot 9 on the above referred to County Block Book Map. It is understood; however, that said right of refusal is to be for a period of one (1) year from date and for an amount of Sixty Thousand and 00/100 (\$60,000.00) Dollars (for both lots). This is not an option to purchase and the right to refusal is of no effect unless Lessor determines to sell said property within one (1) year and if such is determined by Lessor, Lessee shall have the first right of refusal as above stated.