

STATE OF SOUTH CAROLINA ) MODIFICATIONS OF PRINTED LEASE DATED  
 COUNTY OF GREENVILLE ) FEBRUARY 6, 1970, BETWEEN BILL B. BOZEMAN,  
 ) ET AL. AND COMMERCIAL CREDIT CORPORATION

It is agreed between the Lessor and Lessee that the above captioned Lease is modified as set out below, which modifications shall become a part of said Lease. The abbreviation "MOD." standing for the word "modification" appears beside certain printed paragraph numbers of the printed Lease, which modifications are as follows:

A. Paragraph 1. B. (2) is modified by adding the following sentence to said paragraph: Provided, however, the Lessee shall not arbitrarily elect to declare this Lease void without granting Lessor a reasonable period of time, not to exceed thirty (30) days, in which to correct any minor violation of the plans and specifications.

B. Paragraph 2 is modified as follows: Notwithstanding the above mentioned completion date, should the contractor erecting the building on the leased premises be delayed by reason of act of war, strikes, acts of God, or other causes beyond the contractor's control, the time of completion of the building shall be extended for a reasonable time. This provision for extension of time would not exclude a claim for damages on the part of either party by reason of any such delay.

C. Paragraph 3 is amended by changing the required written notice to renew the lease from sixty days to one hundred twenty days. The last sentence in Paragraph 3 stating that the same rent shall be effective during any renewal of the lease is hereby omitted and the amount of rental during any renewal shall be based on the following: Monthly rental for the renewal term of this lease shall be \$625.00 per month (\$7,500.00 per year) plus the percentage increase, if any, in the cost of living as shown by the U. S. Department of Labor Consumer Price Index in effect at the end of the primary term of this lease, or at the end of the first renewal period of this lease. All such percentage increases shall be computed by comparing the index then existing with the index existing as of the date of the execution of this lease by the parties hereto and by multiplying any such percentage increase by the sum of \$625.00. The result shall be added to the monthly base renewal of \$625.00. The rental payments as provided for in this paragraph for such renewal periods shall be paid at the same time and upon the same conditions as provided for in the payment of rental during the primary term of this lease.

D. Paragraph 5 is modified as follows: It is understood and agreed that Lessor shall be responsible for major repairs to the heating and air conditioning equipment; Lessee shall be responsible for all other repairs, maintenance and service of said equipment. The term major repairs as used herein shall mean repairs costing over \$50.00. *REB* *u.s.m.* *12/12* *35% HBL*

E. Paragraph 7.8 is modified to provide for a display of "For Rent" signs during the final 120 days of the lease rather than during the final 60 days.