

The Purchasers are to obtain fire and extended coverage insurance with a company satisfactory to the Seller in an amount not less than \$10,000.00, said policy to contain a loss payable endorsement in favor of the Seller, and provide that the policy is not to be cancelled unless prior written notice is given to the Seller.

The Purchasers covenant and agree with the Seller that they will not use or permit the within premises to be used for any unlawful purpose, or permit thereon anything that may be or become a nuisance. Purchasers agree that they will not use or permit said premises to be used in violation of any State or Federal laws or ordinances of the City of Greenville.

The Purchasers shall keep, save and hold harmless the Seller from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Purchasers, the Purchasers' agent or servants or from any loss or damage arising from any fault or negligence by the Purchasers or any failure on Purchasers' part to comply with any of the covenants, terms and conditions herein contained, or otherwise.

The Purchasers agree to maintain the within premises in good condition and repair, including the interior and exterior of the building, usual wear and tear excepted.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

In the presence of:

| | |
|-----------------------------------|---|
| <u><i>James R Kelly</i></u> | <u><i>Corinne M. Williams</i></u> (SEAL) Corinne M. Williams |
| <u><i>Margyellen Longmaid</i></u> | SELLER |
| <u><i>James R Kelly</i></u> | <u><i>Glen Lester Hensley</i></u> (SEAL) Glen Lester Hensley |
| <u><i>Margyellen Longmaid</i></u> | <u><i>Mary Hilton Hensley</i></u> (SEAL) Mary Hilton Hensley |
| | PURCHASERS |