

(4) Lessor agrees to continue payment of County and/or City property taxes.

(5) Lessor shall remain responsible for insuring the building and any and all equipment therein which is hereby leased and Lessee shall be responsible for maintenance of insurance on such inventory as he shall so desire and shall be responsible for obtaining and maintaining such insurance as shall be necessary to cover liabilities arising through the operation of said store in order to save the Lessor herein harmless therefrom.

(6) The property herein leased is located at 120 South Main Street, Fountain Inn, South Carolina.

It is also understood and agreed that the Lease reserved above shall include the Lease on all equipment and fixtures presently located in said building, including storage and merchandise racks, counters, and in general all such equipment as is presently used in the operation of said building.

(7) It is also agreed that Lessee shall have the option, the within lease, providing, right and privilege to extend/ ~~the lease for a period of three (3) years~~ rental can be agreeably negotiated between the parties ~~the lease for a period of three (3) years, provided, however, that Lessee notify Lessor in writing not later than thirty (30) days before the expiration of this Lease. Written notification of the intent to extend shall be deemed sufficient if said written notice shall be delivered personally or mailed to the last known address of Lessor on or before 12:00 midnight May 31, 1973.~~ ~~the~~ subject to the same terms set forth in this Lease for an additional period of three (3) years, provided, however, that Lessee notify Lessor in writing not later than thirty (30) days before the expiration of this Lease. Written notification of the intent to extend shall be deemed sufficient if said written notice shall be delivered personally or mailed to the last known address of Lessor on or before 12:00 midnight May 31, 1973.

To the full and faithful performance of this Agreement, the parties hereto do bind themselves, their heirs, executors

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