

5. The LESSOR hereby covenants and represents that he owns the leased property in fee simple and that the property is free from encumbrances. The LESSOR further covenants and represents that he has full right, power and authority to enter into this Lease Agreement.

6. The LESSOR hereby covenants and represents that the leased premises have been and are appropriately zoned, by the proper authorities in the City of Greenville, South Carolina, for use as a mobile home sales site.

7. The LESSOR agrees to pay during the term of this Lease, and any extension thereof, all taxes and assessments that may be lawfully levied against the land.

8. The LESSOR reserves the right to inspect the premises and all buildings situated thereon at all reasonable times.

9. It is covenanted and agreed that the LESSEE will not permit or suffer the commission of waste, nor shall the premises or any building thereon be used for any vicious or immoral purposes.

10. It is understood and agreed that the LESSEE shall use the above described property as a retail business for the purpose of selling mobile homes and house trailers and any other business in connection therewith or for any lawful purpose. It is agreed by the LESSOR that the LESSEE shall be permitted to make any and all necessary and appropriate improvements to the premises at the LESSEE'S expense for the purpose of selling mobile homes and house trailers and any other business in connection therewith. It is further agreed by the LESSOR that any advertising signs or any temporary buildings placed on the premises by the LESSEE may be removed by the LESSEE at the termination of this Lease Agreement.

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