

at 5401 Augusta Road, Greenville, South Carolina, 29605, a rental of Two Hundred Fifty and No/100 Dollars (\$250.00) per month due and payable in advance on the first day of each month during the term of this Real Estate Lease Agreement, with the first such rental payment being due and payable on February 1, 1974.

4) If the use of the premises be discontinued or same be vacated by the Lessee prior to the expiration of the term of this Real Estate Lease Agreement, then at such time the entire rent for the unexpired term shall become immediately due and payable.

5) If any rent shall be in default, or if any default be made by the Lessee in any of the covenants, conditions or agreements herein contained for a period of thirty (30) days after written notice thereof by regular mail to the Lessee, it shall be lawful for the Lessor to re-enter and take possession of the premises and to again have and enjoy same to the exclusion of the Lessee.

6) The Lessee agrees to pay rent as provided and to further pay for all services and utilities, excepting water, which may be used on the leased premises during the term of this Real Estate Lease Agreement. The Lessor agrees to pay for all water used on the leased premises during said period.

7) The Lessee agrees to pay all personal property taxes, business taxes and license fees attributable to the conduct of its business on the leased premises during the term of this Real Estate Lease Agreement.

8) The Lessor agrees to pay all real property taxes on the leased premises during the term of this Real Estate Lease Agreement; provided, however, that the Lessee shall pay to the Lessor, in addition to the rent payable under Paragraph 3 above, the amount of any increase in real property taxes during the term of this Real Estate Lease Agreement as may be attributable to any improvements to the leased premises made by the Lessee.

9) If the Lessee shall be adjudged insolvent or bankrupt, or shall made an assignment for creditors, or if the interest of the

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