

That this lease is hereby mutually agreed to be upon and subject to the following terms, conditions and covenants:

(1) This lease shall be for a term of ten (10) years commencing on the 25th day of NOVEMBER, 1974 and ending on the 25th day of NOVEMBER, 1984.

(2) In consideration for the lease of said property, the Lessee agrees to pay to the Lessor a net monthly rent in the sum of Six Hundred Thirty-two and No/100 (\$632.00) Dollars, said rent to be paid in advance on the first day of each month during the term hereof. Said rent shall be paid to the Lessor at its place of business on Sulphur Springs Road, Greenville, South Carolina, or at such other place as the Lessor may from time to time designate in writing. It is provided further that if the Lessee shall fail to pay any monthly rent installments when due and payable and shall allow the same to remain unpaid for a period of fifteen (15) days, the Lessor shall have the right to declare this lease terminated and the unpaid balance for the full term of this lease shall become immediately due and payable to the Lessor.

(3) The Lessee agrees that it shall not have the right at any time during the term of this lease to prepay more than one (1) month's rental in advance.

(4) In addition to the net monthly rental, the Lessee shall pay all taxes (real and personal), utilities and assessments of any kind levied or assessed upon the property during the term of this lease, provided, however, that such taxes shall not include income taxes imposed upon the income of the Lessor or taxes of a general nature applicable to the Lessor's various interests or sources of income. The Lessee shall have the right to contest the validity of any taxes or assessments which it deems to be illegally or improperly assessed or levied against the property, and for that purpose shall have the right to institute proceedings in the name of the Lessor in respect of such contest, provided that all

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