

TAXES AND ASSESSMENTS - SECTION ELEVEN

The Lessee shall pay all taxes and assessments levied by public authority on the demised premises and the improvements thereon if any and any personal property of the Lessee located in or on the demised premises, and all other taxes or assessments occasioned by its use of the demised premises.

DEFAULT - SECTION TWELVE

The breach of any covenant of this lease shall give the aggrieved party, at its option, the right to terminate and cancel this lease at any time after the expiration of thirty (30) days after notice thereof to the other party, unless the party in default has within such time commenced such act or acts as shall be necessary to remedy the default and shall complete such act or acts within a reasonable time thereafter.

ENTRY OF LESSOR - SECTION THIRTEEN

The Lessor shall have the right to enter in and upon said demised premises at all reasonable times for the purpose of examination and inspection thereof.

MAINTENANCE AND REPAIRS - SECTION FOURTEEN

The Lessee, at its own expense, shall maintain and keep in good repair any improvements on the demised premises during the term of this lease, or any extensions, including wear and tear maintenance. Lessor shall be responsible for any exterior major maintenance or repairs to the roof, walls, or flooring of the structure, the term "major" being at the discretion of the lessor.

NOTICES - SECTION FIFTEEN

Wherever in this lease it shall be required or permitted that notice or demand be given or served by either party to this lease to or on the other, such notice or demands shall not be given or served unless done personally, or in writing and forwarded by registered mail, as follows:

TO THE LESSOR:	CITY OF GREENVILLE 206 S. Main St. P. O. Box 2207 Greenville, S. C. 29602	County of Greenville Court House Annex E. North St. Greenville, S. C.
TO THE LESSEE:	SENIOR ACTION, INC. 106 West Court Street Greenville, S. C. 29602	

Such addresses may be changed from time to time by either party upon service of notice as provided above.

OBLIGATIONS OF SUCCESSORS - SECTION SIXTEEN

The Lessor and the Lessee agree that all the provisions hereof are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof, and that all of the

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