

(c) To be responsible for all maintenance of the leased premises.

(d) To observe and comply with all ordinances, regulations and zoning requirements of any governmental authority applicable to said premises.

(e) To pay any light and power bills incurred with respect to its use of said premises.

6. Lessor agrees as follows:

(a) That he is the sole and lawful owner of the said property and has full legal right and authority to lease the same.

(b) That Lessee shall peacefully hold and enjoy the leased premises for the term of this lease.

(c) That Lessor shall pay all property taxes on the said premises and any other assessment or taxes not specifically assumed by the Lessee, but Lessee shall pay any increased property taxes resulting from its occupancy of or improvements to the property.

7. Lessee shall save and hold harmless the Lessor from any liability or responsibility arising out of its use of the said land and shall, at its own expense, maintain contingent liability insurance in some company permitted to operate in the State of South Carolina in an amount reasonably calculated to protect Lessor and Lessee from liability arising out of Lessee's use of the said premises. In the event of Lessee's failure to carry such insurance, Lessor may provide such insurance himself and add the premiums therefor to the rental due.

8. It is understood between the parties that in reliance upon this Lease Agreement, Lessee will expend considerable sums of money in erecting buildings upon the leased premises. Lessor agrees that Lessee may install such buildings upon Parcel B as Lessee may deem appropriate and desirable in connection with its riding center business and agrees that at any time during the term of this lease or upon its expiration,

Q A Q A

4328 RV-21