

of the Lessee. Lessee further covenants that he will keep and maintain the remainder of the premises in good condition and repair and at the termination of this Lease Agreement shall return said premises in good condition, with normal wear and tear excepted. The Lessee agrees that he will maintain and keep the processing plant in condition to pass state inspection for a meat processing plant, and should he give up the lease, he further agrees that it will be in condition to pass state inspection for a meat processing plant.

LIABILITY: Lessee covenants that it will save Lessor harmless against any loss or liability of any nature whatsoever that may be incurred in and about the demised premises during the term of this lease. Lessor may require the Lessee to carry premises liability insurance in such amount as is reasonable under all the circumstances.

TAXES AND HAZARD INSURANCE: Lessor shall pay all property taxes and hazard insurance premiums due on said property during the term of this Lease Agreement. Any increase in taxes and insurance shall be paid by Lessee. The Lessee shall pay all the past and future accrued employees' state tax, federal tax, and social security.

CONDEMNATION OF DEMISED PREMISES: If substantially all of the leased premises shall be taken for public or quasi-public authority under the power of eminent domain, then the term of this lease shall terminate as of the date possession shall be taken by such authority and the rent shall be paid up to that date with a proportionate refund by the Lessor of any rent paid in advance. In the event of such a termination of this lease, the Lessee shall be entitled to claim in the condemnation proceedings along with the Lessor. In the event any dispute arises as to the apportionment of any condemnation proceeds, then an arbitration shall be established in accordance with procedure set forth in Section 10-22 Code of Laws of South Carolina, as Amended.

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