

and 65/100 (\$3,466.65) Dollars. Rent for any period less than a full calendar month shall be prorated and adjusted between Lessor and Lessee on a per diem basis.

IN CONSIDERATION of said rent the Lessor agrees as follows:

(a) To pave at Lessor's expense the parking area with five-inch re-enforced concrete, said area being that portion of the premises located between the building and the Duke Power Company electric tower. Said parking area to be enclosed by an anchor fence six (6) feet tall with proper gates. Said fence to be installed at Lessor's expense.

(b) The Lessor agrees to deliver the building to the Lessee in satisfactory condition for the purpose for which Lessee is leasing the premises, namely the business of general warehouse and storage business.

(c) The Lessor agrees to make such repairs, corrections or renovations as might appear on the premises for the first one-hundred and twenty (120) days of occupancy by the Lessee.

(d) The Lessor agrees to maintain the roof, foundation, and outer walls of said building (making all exterior and structural repairs thereto) and the surface of the parking area, to pay ad valorem (real estate) taxes assessed against the demised premises, and to adequately insure such building (exclusive of contents) against damage by fire, windstorm, and other casualties commonly included within the terms "extended coverage", in an amount not less than \$217,000.

IN CONSIDERATION of the premises, the Lessee, at its own expense, hereby covenants and agrees as follows:

(a) To pay all taxes assessed against all personal property placed on the premises by Lessee and all taxable property located on said premises by the Lessee and under the control of Lessee.