

and shall terminate on the last day of the corresponding month in the second year thereafter unless this Lease is renewed as hereinafter provided or unless the leased premises are purchased during said term pursuant to the purchase option hereinafter granted to the Lessee.

RENT: Lessee does hereby agree to pay and the Lessor does hereby agree to accept the sum of One Thousand Forty-Nine and 50/100 (\$1,049.50) Dollars per month, payable in advance on the first day of each and every month during the term of this Lease Agreement. It is agreed that if the day on which the premises are ready for occupancy is a day other than the first of the month, then in such event, the monthly rental for said month shall be prorated for the balance of the month with the first full payment for rental due on the first day of the following month.

PENALTY: In the event Lessee fails to make the aforementioned monthly payments by the tenth day of each month, then in such event Lessee agrees to pay unto Lessor in addition to the monthly rental a penalty of five (5%) percent of the monthly rental payment which is late, and this remedy is in addition to any and all other remedies set out hereinafter or granted by the laws of the State of South Carolina.

CONSTRUCTION: It is agreed that Lessor will construct in a proper and workmanlike manner upon the premises described hereinabove improvements to be utilized by Lessee in accordance with the plans and specifications attached hereto and referred to as Exhibit "B" in a prompt manner and completion of said improvements shall not exceed 120 days from the execution date of this Lease Agreement.

REPAIRS AND MAINTENANCE: From and after Lessee's acceptance of possession of the premises, Lessor shall have no obligation to make any repairs, improvements or alterations whatsoever in the premises except that Lessor will maintain in good and substantial repair during the lease term the exterior of the premises (including the roof and exterior walls, but not glass, plate glass, or doors) provided, however, that Lessor shall not be required to make any repairs until notice of need for same is given to Lessor by Lessee and further provided, that the damage thereto shall not have been caused by negligence or fault of Lessee, in which event Lessee shall be responsible therefor. Lessee shall maintain and be responsible for the upkeep of the paved parking areas utilized by Lessee; Lessee shall service, keep and maintain the interior of the premises, including all plumbing, wiring, piping, fixtures, doors, equipment and appurtenances in good and substantial repair during the entire term of this lease, and shall replace all glass in the windows or doors damaged or broken during the lease term; but such agreements of Lessee shall not apply to any damage caused by fire or other casualties which are covered by standard fire and extended coverage insurance. Lessee agrees to make such repairs promptly as they shall be needed and at its own expense, except as hereinabove otherwise provided. Nothing in this Lease Agreement shall be deemed to obligate the Lessee to repair or restore any damage or destruction to the leased premises or any portion thereof caused by the negligence of the Lessor, his agents, servants or employees.