

after the termination of this lease, provided Lessee shall not be in default hereunder, and provided further that Lessee shall repair or reimburse the Lessor for the cost of repairing any and all damage resulting to the demised premises from the removal of such equipment. All other fixtures and equipment which are permanantly attached to the building or buildings or the premises shall become and remain the property of the Lessor.

15. The Lessor and Lessee hereby agree that no modification of this lease shall be effective without the written consent of Fidelity Federal Savings and Loan Association of Greenville, South Carolina.

16. The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, successors and assigns.

17. Description of Property:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being on the westerly side of Roper Mountain Road, near the City of Greenville, S. C. and being the greater portion of Lots 4 and 5 and a small portion of Lot 3, as shown on the plat of the Property of W. T. Adams, dated November 1955, recorded in the RMC Office for Greenville County, S. C. in Plat Book VV, page 45.

IN WITNESS WHEREOF, the parties hereto have executed this lease, the day and year first above written.

In the Presence of:

[Signature]
[Signature]

[Signature]
Lessor - James B. Harmon

LESSEE

Rainbow Neon Sign Co., Inc.

[Signature]
[Signature]

By: [Signature]
James B. Harmon, President

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