

This being the identical tract of land conveyed to the lessor by deed of J. E. Jordan, et al., dated March 11, 1969 and recorded in the RMC office for Greenville County in Book 863, at page 506.

2. The term of this lease shall be for ten (10) years commencing on the 15th day of February, 1977, and terminating on the 14th day of February, 1987, at twelve o'clock P.M., unless terminated under the provisions of this lease.

3. The lessee shall pay rental for the said premises in advance in monthly installments, the sum of one thousand dollars (\$1,000.00) per month, beginning on the 15th day of February, 1977, and a like amount on the 15th day of each month thereafter, during the term of this lease.

4. This lease may be cancelled by either the lessor or lessee, said cancellation to be effective on December 31 of each year of the lease, provided the party so desiring to cancel the same shall give written notice to the other at least ninety (90) days prior to the expiration of the year.

5. The lessee has examined and knows the condition of the demised premises, together with the improvements thereon and has received the premises in good condition and working order. Lessee shall not hold lessor liable for any latent defects on the premises and lessor only warrants that it has a fee simple, marketable title to said property and that the buildings located thereon are leased in an "as is" condition, said condition having been determined by the lessee prior to entering into this lease.

6. The lessee shall keep the premises in a clean and operational condition, repair all damages to the premises and shall be responsible for all maintenance to said property and buildings and appurtenances thereto at the lessee's expense. Lessee further covenants that it will pay all real and personal property taxes and/or any other taxes or assessments assessed against the property during the term of this lease and that the lessee will insure the said property for its full insurable value with fire and extended coverage insurance in its name, and in addition there-

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