

terminate on June 30, 1981, subject to the option to renegotiate hereinafter contained.

2. RENT RESERVED.

Tenant agrees to pay, and Landlord agrees to accept, the sum of One Hundred Seventy-Five and No/100 (\$175.00) Dollars per month, due and payable on the first of each and every month, as rent during the initial four-year term.

3. TAXES AND INSURANCE.

Landlord agrees to pay all ad valorem property taxes on said real property, including the taxes for the County of Greenville and City of Greer, and to provide insurance on the building situate thereon; Tenant agrees that it will insure such personal property as it has located in said building and provide such other insurance as it deems necessary.

4. COVENANT OF QUIET ENJOYMENT.

Tenant, upon the payment of the rent herein reserved and upon the performance of all the terms of this lease, shall at all times during the lease term, and during any extension or renewal term hereof, peaceably and quietly enjoy the leased property without any disturbance from Landlord or from any other person claiming through Landlord.

5. REPAIRS AND MAINTENANCE.

Landlord shall maintain and repair, as necessary, the roof and outer walls of the building hereby demised and Tenant shall conduct periodic preventive maintenance on the building, and the appurtenant items thereto, including the air conditioner, furnace and plumbing; in the event of the necessity to replace any of these items, the responsibility therefor shall be and remain with Landlord.

H. SAMUEL STILWELL
ATTORNEY AT LAW
GREENVILLE, S. C.

REZ 0

4328 RV-21