6. During the lease term Center covenants and agrees to keep, save and hold the subject property free and clear of all liens, encumbrances, and claims of any nature, and warrants the quiet enjoyment of said property to Roberts throughout the lease term. Roberts agrees to maintain liability insurance covering the demised premises throughout the term of the lease. In the event Roberts is not able to obtain such insurance upon reasonable terms and conditions, then and in that event Roberts agrees to save, hold harmless and indemnify Center from liability for injury or damage to person or property occurring on the demised premises during the lease term. XXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

7. The terms and conditions of the Lease Agreement and Contract of Sale contained herein shall be binding upon and enforceable by and against the parties hereto, their heirs, devisees, estates, representatives, administrators, or executors, as their interest may appear.

8. Description of property subject to Lease Agreement and Contract of Sale:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Jackson Grove Road, and containing 17.6 acres, more or less, according to a plat prepared by Campbell & Clarkson Surveyors, Inc., dated September 3, 1976, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book ____ at Page _____, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the old road bed of Jackson Grove Road at the southwestern corner of property now or formerly owned by Jackson Grove Church and running thence with the center of the old road bed, S. 89-45 W. 174.4 feet to a point; thence S. 89-45 W. 142.7 feet to a point; thence N. 63-40 W. 178.8 feet to a point; thence leaving the old road bed and running N. 09-10 E. 1,742.97 feet to a point in the center of the river; thence with the river as the line, the traverses of which are as follows: S. 58-04 E. 99.39 feet; thence S. 74-05 E. 100 feet; thence N. 59-13 E. 40 feet; thence N. 23-13 E. 130 feet; thence N. 27-24 E. 102.68 feet; thence S. 65-14 E. 73.6 feet to a point in the line of property now or formerly owned by Hugh Cowan; thence with the line of said Cowan property and Jackson Grove Church property, S. 05-16 W. 1,929.3 feet to the beginning point.