

Such rental shall be payable in equal monthly installments in advance.

(4) If Lessee is not in default in the performance of the terms and conditions of this Lease, Lessee shall have the option to purchase the entire premises herein leased at any time prior to February 28, 1985, by giving Lessor thirty (30) days written notice of its intention so to do. The aggregate purchase price shall be \$496,800.00. The parties agree that \$50,000 of such purchase price shall be allocated to land and \$446,800 of such purchase price shall be allocated to improvements.

The sale and purchase of said property shall be consummated not later than thirty (30) days after the notice by Lessee of its intention to exercise its option to purchase.

In the event of the exercise of said option to purchase, Lessor shall convey the premises with all buildings and improvements thereon, to the Lessee, or its successors or assigns, by fee simple deed with general warranty of title, free of liens and encumbrances.

(5) Lessee shall reimburse Lessor for all real estate and ad valorem taxes assessed against the property and shall pay the cost of all insurance, repairs and utility services, including but not limited to water, steam, heat, gas, hot water, electricity, lights and power, sewer and garbage fees. It is understood that this Lease shall be a net lease to Lessor.

Lessor shall furnish Lessee or its agent with evidence of the payment of all real estate taxes.

Lessee shall keep the leased premises and improvements free from all mechanic's and materialmen's liens that may be asserted by reason of any improvements or repairs made by Lessee.

(6) Throughout the term of this Lease, the leased premises shall be insured by Lessee at its own expense against the following hazards or perils, in a financially sound insurance company authorized to do business in the State of South Carolina:

(a) Claims for personal injury or property damage under a policy of general public liability insurance in an amount of not less than \$1,000,000 in respect of bodily injury and \$100,000 for property damage. Lessee shall purchase at its own expense said general public liability insurance which names the Lessor as an additional insured.