

5. The Lessee shall pay Lessor for the premises the monthly sum of \$1,200.00 on the First day of each month, payments to be received by the Lessor no later than the Tenth day of each month while said lease is in effect.

6. In addition to the lot described hereinabove, the Lessor does hereby grant, bargain and lease unto Lessee the adjoining lot, on a month-to-month basis, with the consideration of the Lessee maintaining said lot by cutting of the grass thereon, and that the Lessee be responsible for the payment of all real estate taxes upon said property. Said lot is more fully described as follows:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the south side of Laurens Road and being more fully described according to a plat of Property of Milford D. Kelly dated June 30, 1976, by C. O. Riddle as follows:

Beginning at a point, joint front corner of the property hereinabove described and instant property, and running thence along Laurens Road N. 62-28 W. 100 feet to a point; thence running S. 27-32 W. 200 feet to a point; thence running S. 62-28 E. 100 feet to a point; thence running N. 27-32 E. 200 feet to the point of beginning.

7. The lot described in the previous paragraph shall be leased on a month-to-month basis, and in the event either party wishes to terminate said lease as to said lot he must give the other party a 60-day notice in writing of his desire to terminate. It is understood by and between the parties hereto that in addition to the cutting of the grass and maintaining of the property, that Lessee will make minor improvements on the property such as parking strips for the parking of equipment and vehicles utilized in the Lessee's business.

8. Lessor shall be responsible for any and all taxes and assessments and hazard insurance covering the building. The Lessee shall be responsible for insurance covering the contents of said building and any equipment brought onto the premises which is part of the business operation of the Lessee herein.

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