

0133-385

11. WARRANTY OF LESSOR'S TITLE. The Lessor represents that he owns the leased property in fee simple and that the property is free from encumbrances except as referred to elsewhere in this lease. The Lessor further represents that he has the right to make this lease and covenants that he will execute or procure any further necessary assurances of title that may be reasonably required for the protection of the Lessee.

12. COLLECTION OF RENT AND COMMISSION, AND DISBURSEMENT, It is further agreed by the parties hereto that the Lessee will make all rental payments to E. Roy Stone Company as Leasing Agent and they will receive 10% of all rental payments for their services, and 10% on the sales price, all commissions to be paid by Lessor. It is further understood and agreed that E. Roy Stone Company, as Agent, will disburse each monthly rent payment (\$1,000.00) as follows: Pay taxes and insurance on aforementioned property; pay to Mr. George Muckenfuss (Lessor) the amount of \$200.00; to E. Roy Stone Company 10% of Rent (\$100.00); balance of each monthly rent payment to be mailed to the Trust Department of The Bankers Trust Bank of Greenville, S. C., which will be placed in an Escrow Account for John B. League (Mortgagor) and credited toward George Muckenfuss' (Mortgagee) indebtedness (\$35,000.00 mortgage on said property).

SM
JW
#4

13. NATURE AND EXTENT OF AGREEMENT. This lease agreement sets forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the demised premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than those herein set forth. No subsequent alteration, amendment, change or addition to this agreement shall be binding upon Lessor or Lessee unless reduced to writing and signed by them.

Paragraph headings and subheadings throughout this agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain,

0 3 6 3

4328 RV-2