

11-15-78

3) During this Agreement, Buyer shall pay, when due, all property taxes assessed by the County and City of Greenville and upon failure to pay the same, Owner may cause payment to be made and add to the balance due under this Agreement such monies so advanced by him for the payment of said taxes.

4) Buyer shall pay for all electricity, water, gas and utilities and shall keep in good repair and functional order any and all heating, air-conditioning units, the building itself and parking area.

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[Signature]
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5) Buyer shall purchase and keep in full force and effect an insurance policy from Gilfillin and Houston, Insurance Brokers, located on East Coffee Street in the City of Greenville, South Carolina, insuring said premises against loss from fire, windstorm, and other hazards in an amount of not less than TWO HUNDRED THOUSAND [\$200,000.00] DOLLARS. Said policy shall be taken in the name of the Owner with Buyer shown as Tenant and so maintained until a deed is acquired from the Owner by the Buyer, at which time said policy shall be continued in the name of the Buyer as the Owner of the premises with the Owner shown as Mortgagee.

6) It is contemplated that the Buyer will make certain major repairs to the building situate upon said premises in order to operate thereupon a social club, and to that end, no such repairs shall be made or alterations commenced or materials furnished and ordered therefore without first securing the written approval of the Owner, who may at his sole election require a written waiver of any right to file a mechanic's lien upon said premises by the party proposing to make said repairs or furnish said supplies, it being intended hereby that every precaution shall be taken by the Buyer to insure that there will be no third claim filed against said premises by any third party.

7) In conjunction with this Agreement Buyer has agreed to purchase and the Owner has agreed to sell certain tables, chairs, signs, sound equipment and other items of personal property all of which are shown on a list thereof attached hereto and denominated "Exhibit A" and made a part of this Agreement at an agreed price of TWENTY THOUSAND

BRADLEY MORAN, JR.
ATTORNEY AT LAW
GREENVILLE, S.C.

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