

4. TERM

To have and to hold the demised premises unto the Lessee for a period of three (3) years beginning on May 4, 1981, and ending at 12:00 noon on May 4, 1984.

5. RENTAL

A. The Lessee covenants and agrees to pay to the Lessor a monthly rental of Three Hundred and No/100 (\$300.00) Dollars. Said monthly payments to be in advance on the 4th of each and every month during the term of this Lease Agreement. All amounts payable under the above provision, as well as all other amounts payable by the Lessee to the Lessor under the terms of the Lease Agreement shall be in lawful money of the United States in payment of all debts and dues, public and private, at the time of payment. The first such monthly payment to be made May 4th, 1981.

6. PROOF OF PAYMENT

The burden of proof of payment of rent in case of controversy shall be upon the Lessee.

7. QUIET POSSESSION

The Lessor hereby covenants that, if Lessee shall keep and perform all of the covenants of this Lease Agreement on the part of Lessee to be performed, Lessor will keep the Lessee in the quiet and peaceful possession of the said premises. Lessor covenants that the demised premises are zoned for the purposes as set forth in Article 26 hereof.

8. LAWFUL AND MORAL PURPOSES

Lessee covenants that the demised premises shall, during the term of this Lease Agreement, be used only and exclusively for lawful and moral purposes, and no part of the demised premises shall be used in any manner whatsoever for any purposes in violation of the laws of the United States, the State of South Carolina, or of the applicable county and municipal ordinances and laws that are enforced.

9. PROTECTION FROM VIOLATIONS

Lessee covenants that it shall save and hold the Lessor harmless from violations by Lessee, its agents or sublessees, of the laws of the United States, the State of South Carolina and the applicable county and municipal ordinances and laws.

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