

principal amortization over the Lessor's debt service for the initial three year term of this lease. The additional rental may, upon mutual agreement of the parties, be reduced to reflect any subsequent reduction in the Lessor's monthly payment for mortgage interest and amortization, but the total rental due hereunder shall never be reduced below the Lessor's debt service requirement.

3. The rent due hereunder may be increased further from time to time according to one or more factors listed in Schedule A attached hereto (if any).
4. The rental for any extension of this lease shall be as mutually determined by the partners.

III.

Lessee covenants and agrees as follows:

A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.

B. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee, normal wear and tear expected.

C. To observe and comply with all the ordinances and regulations of the State of South Carolina, and the County of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention and abatement of nuisance in, upon, or connected with the premises during the term of this lease, at Lessee's own expense.

D. To keep the entire building, including foundation, exterior walls, roof, interior, plumbing, closets, pipes, and fixtures belonging thereto in good repair, and take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstructions, to the satisfaction of the municipal and governmental authorities, during the term of this lease, all at Lessee's expense.

E. Lessee will pay when due all real property taxes on the leased premises, and will also pay all utility charges for water, electric power and gas on said premises.

IV.

Lessor covenants and agrees as follows:

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