

HUNDRED FIFTY AND NO/100 DOLLARS (\$21,150.00) per year, payable ONE THOUSAND SEVEN HUNDRED SIXTY TWO AND 50/100 DOLLARS (\$1,762.50) per month in advance during each and every month for the entire period of the lease. Said payments are to be mailed to WM. GOLDSMITH COMPANY, INC., 451 Haywood Road, Greenville, South Carolina 29607, on or before the 1st day of July 1981 and on or before the 1st day of each month thereafter for the term of this lease.

MAINTENANCE: LESSORS agree to maintain, at LESSORS' expense, the foundation, exterior roof and exterior walls of the building located on the premises excluding windows, all doors, and exterior walls around loading doors and docks. The LESSEE shall maintain all other parts of the building and such maintenance shall include windows, all doors, exterior walls around loading doors and docks, and all utility connections inside premises and all water and sewer lines. LESSEE shall also be responsible for the maintenance of all heating and other utilities used in the operation of LESSEE'S business and shall be responsible for maintaining or replacing such utility equipment located within said premises which were operating and functioning therein when LESSEE occupied the premises under original lease in 1966 and those which were operating and functioning therein when the original Modification Agreement and Addendum to Lease was entered in between LESSORS and LESSEE in 1972. The LESSEE shall also be responsible to repair as necessary and maintain the sprinkler system located in the demised premises. All repair and maintenance designated above as LESSEE'S responsibility is at the LESSEE'S expense.