

2. TERM. The term and duration of this Lease shall be for a period of five (5) years beginning January 1, 1984 and ending December 31, 1988.

3. RENTAL. The Lessee hereby covenants and agrees to pay monthly in advance to the Lessor for the leased premises a rental fee of Three Hundred and no/100 (\$300.00) Dollars per month commencing on January 1, 1984 and continuing on each and every month thereafter. Additionally, on January 1, 1984, Lessee shall pay to Lessor the sum of \$900.00 which shall represent a prepayment of the last three (3) months rent. Therefore, no rent shall be due for the months of October, November and December, 1988.

4. COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION. The Lessor hereby covenants and represents that he owns the leased property in fee simple and that the property is free and clear of all liens and encumbrances. Lessor warrants that Lessee shall be granted peaceable and quiet enjoyment of the demised premises free from any eviction or interference by Lessor if Lessee pays the rent and other charges provided herein, and otherwise fully and punctually performs the terms and conditions imposed on Lessee.

5. TAXES. The Lessee agrees to pay Greenville County ad valorem real property taxes each and every year of the Lease.

6. INDEMNIFICATION. The Lessee agrees hereby to indemnify and save the Lessor harmless from any and all actions, liabilities, losses or litigation expenses arising out of, or connected with, Lessee's occupancy or use of the leased premises,