

Lessee's part.

4. Covenants by Lessor. The Lessor covenants and agrees:

(1) That he will make payment of all ad valorem taxes assessed and levied against the demised premises and to provide such fire and extended coverage insurance on said premises as Lessor, in his sole discretion, shall deem desirable.

(2) That he will be responsible for and make payment of all maintenance and repairs to the demised premises of a structural or "extraordinary" nature for which Lessee is not responsible for hereunder.

5. Surrender of Demised Premises by Lessee.

Upon the expiration of the term of this Lease, or other termination hereof, as hereinabove provided, Lessee shall forthwith surrender possession of the demised premises to Lessor in an extra clean condition and in as good state and condition as the same are now in, ordinary wear and tear and damage by the elements alone excepted.

6. Subordination of Lease to Mortgage.

It is hereby understood and agreed by Lessor and Lessee that the within Lease shall be junior in lien to that certain mortgage given by Rogers C. Reeves, guaranteed by Rogers C. Reeves, D.M.D., P.A., to Southern Federal Savings & Loan Association, dated November 9th, 1984, in the original principal sum of \$270,000.00, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1689, at Page 466, on November 13th, 1984.

The terms and conditions of the within Lease shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, heirs, and assigns, forever.

IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto set their respective hands and seals as of the day and year first above written.

In the Presence of:

Linda B. Osborne
[Signature]

Rogers Reeves
ROGERS C. REEVES, Lessor
ROGERS C. REEVES, D.M.D., P.A.
BY: Rogers Reeves
ROGERS C. REEVES
Lessee

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