

will spend not less than Twelve Thousand (\$12,000.00) Dollars:

(a) Extending the present building to the rear property line;

(b) Excavating a basement under the entire building and finishing it in substantial conformance with the first floor thereof;

(c) Purchasing and installing some satisfactory heating system of standard design, of sufficient size to adequately heat the building and basement.

All of said work to be done in a good and workmanlike manner in substantial accordance with the plans and specifications initialed by the parties and hereto attached as a part hereof. It is understood that the entire cost of such improvements will be borne by the Lessee, but that such improvements shall be considered as a part of the real estate and, upon completion, become the property of the Lessor.

The Lessee further covenants and agrees that, simultaneously with the execution of this lease he will deposit with the Bank of Greer cash or negotiable securities acceptable to the Lessor having an aggregate value of not less than \$12,000.00 as a guarantee that he will comply with the terms of this provision.

(3) That he will furnish such heat, lights and water as he may from time to time require at his own expense, and will make all necessary repairs, other than repairs to the roof, including repairs to plumbing and wiring.

(4) That after making the additions referred to in Section 2 hereof, he will make no structural changes in said building without first securing the Lessor's written consent thereto, and that at the expiration of said lease, he will deliver up said premises in as good condition as they are in at the beginning of said lease, reasonable wear and tear alone excepted. It is agreed