

Amendments to lease dated April 1, 1951, between Johnson Motor Lines, Inc., and Atlantic Terminals & Warehouses, Inc., covering the property described as: The land and office-terminal building erected thereon known as 2600 Laurens Road, Greenville County, S. C.

I. For and in consideration of mutual agreements hereinafter made, the above parties hereby amend the above described lease which amendments shall be effective as of December 19, 1955 as follows:

Paragraph 6 is hereby deleted and the following is substituted therefor:

Lessee will pay promptly all taxes and assessments of every kind whatsoever which may be levied by any city, county, state, or other governmental authority against the premises hereby leased.

Paragraph 7 is hereby deleted and the following is substituted therefor:

Lessee will procure, keep and maintain, in full force and effect throughout the term of this lease, or any extension thereof, fire and extended coverage insurance of not less than 80% of the full insurable value of the physical structures on the demised premises, insuring Lessor and Lessee as interests may appear and also public liability insurance with limits of \$250,000.00 as to any one person and \$1,000,000.00 as to any one accident insuring both Lessee and Lessor.

Lessee hereby indemnifies Lessor against any and all claims for injuries to person or property however caused in and about demised premises.

Paragraph 8 is hereby deleted and the following is substituted therefor:

With the Lessor's consent, the Lessee may alter and change buildings on demised premises, at its own cost and expense, when necessary in the opinion of the Lessee for purpose of its business provided such alterations are done in a firstclass workmanlike manner, and with the Lessor's approval. The Lessee agrees to remove any and all liens of mechanics and material men resulting from such work.

Paragraph 9 is amended by adding the following to the end thereof:

Until such cost, together with interest at the rate of 6% per annum should be fully repaid.

Paragraph 13 is hereby deleted and the following is substituted therefor:

In case of loss or damage to or destruction of any building or structure of the leased premises by fire or other casualty, the Lessee shall, as speedily as possible after the occurrence of such loss, damage or destruction, and without any abatement in the rent, at its own expense and according to plans and specifications approved by the Lessors, repair, restore or replace such building or structure in such manner as shall make the same, or the substitute therefor, as nearly as practicable of the same character and condition as before such loss, damage or destruction. Lessor agrees, however, to make available to the Lessee the proceeds of any insurance collected by Lessor as the result of such damage to the premises if Lessee is free from fault, to defray to the extent available, the expense incurred by Lessee