

Dr. T. C. Stone  
Box 204  
Greenville, S. C.

and

Mr. E. B. Stone  
Route 2  
Marietta, S. C.

4. It is expressly understood and agreed that should the said building not be ready for Lessee's occupancy and use by October 1st, 1955, the rental herein provided shall not begin to accrue or become due and payable until ten (10) days following the date on which the said building is completed, ready for occupancy and use, and possession tendered to Lessee. In the event said building should be completed prior to the beginning date of the term hereinabove provided Lessee covenants that it will take possession and pay rent therefor at the rate herein provided, beginning ten (10) days following the date on which said building is completed, ready for occupancy and use, and possession tendered to Lessee. The word "building", as used in this paragraph, shall mean the store building, sidewalks, driveways, parking lot and approaches constructed, graded and paved in accordance with the plans and specifications to be furnished Lessor by Lessee's Engineering Department.

5. Lessee agrees that it will pay the entire cost of all lighting fixtures to be placed in the store building hereinabove referred to; such lighting fixtures to be installed by Lessor and shall remain the property of Lessee.

6. All equipment and fixtures, including shelving, placed in or on the said premises by Lessee shall remain the property of Lessee, which shall have the right to remove the same at any time within ten (10) days after the termination of this lease, provided Lessee be not in default hereunder, and provided further, that Lessee shall repair, or reimburse Lessor for the cost of repairing, any and all damage resulting to the demised premises from the removal of such fixtures.

7. Lessor covenants that it will, at its own expense, keep and maintain the exterior of the said building, including the roof and all plate glass, and the parking facilities, in good order and repair during said term; provided, however, that Lessor shall not be responsible for or required to make any repairs which may have been occasioned or necessitated by the negligence of Lessee, its agents or employees. Lessee covenants that it will, at its own expense, keep and maintain in good order and repair the entire interior of the said building, including