

(3) The Tenant agrees to pay to the Owner at the office of Alester G. Furman in the City of Greenville, S. C.

RENTAL as rent for said premises, the sum of \$12,455.19 per annum in monthly installments of \$1,037.93, payable in advance on the first day of each month during the term hereof.

(4) Tenant shall pay during the term of this lease or renewals thereof all taxes which may be assessed against the demised premises and improvements thereon. If during the term of this lease or any renewals, the present method of taxing real estate and improvements shall be changed so that the whole or any part of such taxes are transferred to or levied against the income or rents from such real estate and improvements, or if levied partly upon said real estate and improvements and partly on the income or rentals, Tenant shall pay such changed taxes. In the event Tenant does not pay such taxes when and as they become due, Owner shall have the right to make such payment and the amount so paid, together with interest at the legal rate, shall constitute and be considered a part of the rental due hereunder.

TAXES

(5) During the continuance of this lease, Tenant agrees that it will at its own cost and expense keep the building and improvements erected on the leased premises fully insured during the entire term of this lease or any renewals thereof against loss, damage or destruction by fire or other casualty or peril to the full insurable value thereof in a solvent company or companies authorized to do business in the State of South Carolina which are satisfactory to Owner (such satisfaction not to be unreasonably withheld). Any stock company with a combined paid in capital and surplus of not less than \$500,000 or any mutual company with a surplus of not less than \$500,000 shall be deemed to be satisfactory to Owner. Said policies shall be written in the name of Owner and in the event of any loss, destruction or damage by fire or other casualty, the proceeds of said policies shall be paid by the insurance companies to Owner. In the event of any dispute between Owner and Tenant as to the proper insurable value of the premises, such dispute shall be determined by arbitration,

INSURANCE

Handwritten signatures and initials:
C. M. M. M. M.
C. M. M. M. M.
C. M. M. M. M.