

for a term of ten (10) years, beginning on the first day of the month following the date we are given full and undisturbed possession of the premises,
~~and ending on~~ _____ and subject to renewal and extension
 by Lessee as hereinafter provided; at a rent of Seven Thousand, seven hundred

_____ (\$ 7700.00) Dollars per year,
 payable to Lessor at George H. Shope, Inc., c/o Best, Marwick, Mitchell & Co, 906 Wm. Bldg., S. Main St.,
 155 Toledo Street, Highway #276, Greenville, South Carolina *Bill S.*

_____ in equal monthly installments of Six Hundred forty-one
 and 66/100 (\$ 641.66) Dollars in advance, without notice, on or
 before the first day of each month during the term of this lease.

This lease is made upon the foregoing and the following agreements, covenants, and conditions, all and every one of which Lessor and Lessee agree to keep and perform:

1. USE OF PREMISES:

Lessee will use and occupy the leased premises for its lawful business purposes. Lessee will comply with any and all laws, ordinances, orders, and regulations of any governmental authority which are applicable to its use of the leased premises.

2. TAXES, ASSESSMENTS, AND UTILITY CHARGES:

(a) Lessor shall pay, prior to delinquency, all real estate taxes, assessments and charges which are levied, imposed, or assessed upon or against the leased premises. If Lessor shall fail to pay any such taxes, assessments, or charges prior to delinquency, Lessee shall have the right to pay same and to deduct from any rent which may then or thereafter be due all amounts expended by Lessee in making such payment.

(b) Lessee shall pay all charges for electricity, water, and gas or other fuel consumed by it upon the leased premises.

3. INSURANCE:

(a) Lessor shall procure and maintain all insurance which it deems

(CONTINUED ON NEXT PAGE)