

ADDITIONAL COVENANTS

(A) Lessee shall have the right to erect or place such sign on the leased premises as shall not interfere with the use of the property by other tenants.

(B) Lessor, or its designated agents, shall have the right to come upon the premises at any time during normal business hours for the purpose of examining and inspecting the same or for the purpose of protecting the same. In so doing, neither Lessor, nor its agents, shall substantially interfere with the operation of Lessee's business.

(C) Lessee shall promptly and peaceably vacate the premises upon the expiration or termination of this lease. Lessee shall leave the premises in good and sound repair and in a tenantable condition, and shall in fact leave the premises in as good condition as they were at the beginning of the lease, fair wear and tear excepted.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals and to the faithful performance hereof do hereby bind themselves, their heirs, successors, executors, administrators and assigns this the day and year first above written.

In the presence of:

[Signature]
As to Lessee

Wilma A. Gamell
As to Lessee

ESTON L. RODGERS CO., REALTORS

BY: *E. L. Rodgers*
LESSEE

[Signature]
As to Lessor

Wilma A. Gamell
As to Lessor

DALTON & NEVES COMPANY

BY: *R. W. Dalton*
LESSOR

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Lessee, by its duly authorized officer, sign, seal and as the Lessee's act and deed deliver the within written Lease Agreement and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me

this 1st day of June, 1973.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/11/82

Wilma A. Gamell