STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

This Lease made this 5^{t} day of 1/(1000), 1975, between (Mrs.) Fred A. Woods, hereinafter called "Lessor", and Sunshine Cleaners, Inc., a corporation organized and existing under the laws of the state of South Carolina, hereinafter called "Lessee",

WITNESSETH:

In addition, it is hereby agreed between the parties:

- 1. That the Lessee shall be responsible for any increases in property tax assessments, city and county, subsequent to the date of this lease.
- 2. That the Lessee shall promptly pay all utilities including, but not limited to, gas, electricity, water and telephone, which may become due during the term of this lease.
- 3. That the Lessee will not assign, underlet or part with the possession or any part of the premises without first obtaining the written consent of the Lessor.
- 4. That all property of any kind that may be on the premises during the term of this lease shall be the sole risk of the



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