premises by or due to the actions of Lessees, their sublessees, or assignees. Any conveyance to Lessees pursuant to the exercise of said option shall be subject to any and all easements, restrictions, covenants or rights of way either now of record, on an existing plat or now on the ground.

4. Consideration. Lessees do hereby agree to pay Lessor the sum of Eighteen Thousand and no/100 ($18,000.00) Dollars per year for the term of this lease. All rent payments shall be paid annually and in advance to Lessor at such place as Lessor may specify in writing, from time to time, and a place once specified as the place for payment of rent shall be such until it shall have been changed by written notice given to Lessees by Lessor, in the manner hereinafter prescribed for the giving of notice.

5. Net Lease. It is the purpose and intent of Lessor and Lessees that the rent to be paid to Lessor by Lessees shall be absolutely net to Lessor, so that this lease shall yield to Lessor the rent herein specified, and that all costs, expenses and obligations of any kind relating to the demised premises or any improvements thereon, which may arise or become due during the term of this lease, shall be paid by the Lessees and that Lessor shall be indemnified and saved harmless by Lessees from and against the same.

6. Taxes and Assessments. Lessees covenant and agree with Lessor that the Lessees shall pay, before any fine, penalty, interest, or cost may be added thereto, or become due or imposed by operation of law for the nonpayment thereof, all taxes, assessments, water and sewer rents, rates and charges, transit taxes, charges for public utilities, excises, levies, licenses and permit fees and other governmental charges, general and special, ordinary and extraordinary, unforeseen and foreseen, of any kind and nature, whatsoever, which at any time during the term of this lease may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or in respect of, or become a lien on, the demised premises, or any improvements thereon, and such franchises as may be appurtenant to the use of the demised premises, or any document to which Lessees, their assignees or sublessees is a party which creates or transfers an interest or estate in the demised premises.

7. Insurance. At all times during the term hereof, Lessees covenant and agree to carry at their own expense public liability insurance containing clauses usually found in such insurance in the State of South Carolina, and having such coverage as may be sufficient to indemnify, hold free and harmless, both Lessor and Lessees from any judgement or other liability resulting from losses, claims or expenses of any person or persons or damages by virtue of personal injuries, property damage or death in connection with the use and maintenance of the demised premises. Copies of such policy or policies with proper endorsements and renewals shall be delivered to