

Subject to the following terms and conditions:

1. This lease is to begin upon its execution, and is to continue for a period of thirty years, beginning 120 days subsequent to the date of the execution of this instrument.

2. The agreed rental is \$666.66 per month, payable in advance, during the period of the first ten years, beginning 120 days from the execution of this agreement. During the second ten year period, the agreed rental is \$833.33 per month, payable monthly in advance; and for the last ten year period, the agreed rental is \$1,000.00 per month, payable monthly in advance. All rents due and payable under this lease shall be paid to C. Douglas Wilson & Co., 201 East North Street, Greenville, South Carolina, as rental agents.

3. In addition to the rent stipulated hereinabove the Lessee is to pay all real estate taxes assessed against the above described property and improvements, beginning with the year 1968, promptly as the same become due during the period of this lease. (1967 taxes are to be paid by the Lessor).

4. In addition to the payment of the rentals and taxes hereinabove stipulated, the Lessee agrees to insure the buildings in an amount necessary to protect the right of the Lessor and Lessee at all times during the period of this Lease as their interest may appear from time to time. In the event of a fire loss or other casualty, either partial or total, the Lessee shall be entitled to use the proceeds collected on any insurance policies to restore the building to its former status. In the event the Lessee elects not to restore said buildings to their former status, then the proceeds arising by virtue of the loss shall be divided between the Lessor and the Lessee as follows: The Lessor shall receive a sum equivalent to two full years rental, that is the amount of rent due from the date of the loss for a period of two years as

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