

II.

Lessee agrees to pay to the Lessor the sum of Sixty-Seven and 00/100 (\$67.00) Dollars per month during construction of the said building. Thereafter during the term of this lease, Lessee shall pay the Lessor the sum of One Hundred Thirty-Five and 00/100 (\$135.00) Dollars per month rent. All rentals provided for in this Agreement shall be payable in advance on the first day of each month.

III.

Lessor agrees to subordinate its interest in the real estate hereby leased to the extent necessary to obtain and facilitate financing by Lessee for the purpose of constructing the said building or buildings.

IV.

Lessee covenants and agrees as follows:

A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.

B. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee.

C. To observe and comply with all of the ordinances and regulations of the State of South Carolina, the City and County of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention and abatement of nuisance in, upon, or connected with the premises during the term of this lease at Lessee's own expense.

D. To be responsible for all repairs to any improvement on the said property, and to pay when due all real property taxes on the leased premises and all utility charges for water, electric power and gas on the said premises.

V.

Lessor covenants and agrees as follows:

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.