

C. It is the purpose and intent of the parties hereto that the said rent shall be absolutely net to Lessor, and that Lessor shall not be required to incur any expense whatsoever to maintain, operate, repair or replace any of the real estate or personalty leased hereunder. All costs, expenses and obligations of any kind whatsoever, relating to the demised premises or the machinery and equipment leased hereunder, which may become due during the term of this lease shall be the responsibility of the Lessee, including but not limited to all repairs thereof, glass therein and real estate, realty transfer, personal property and similar taxes thereon (except that Lessor shall pay one-half (1/2) of all taxes and assessments so long as the aggregate of all taxes and assessments do not exceed \$5,943.06 as set forth in subparagraph B above). Nothing herein contained shall require Lessee to pay any income tax or gross receipts tax of Lessor.

III. SECURITY DEPOSIT

A. To secure the full and complete performance of all of Lessee's obligations hereunder until November 15, 1975, including damages, Lessee shall deposit with Lessor, upon the execution hereof, the sum of Five Thousand (\$5,000.00) Dollars, as a security deposit and not as additional or prepaid rent. Said Security Deposit shall be deposited in a special account in First National Bank & Trust Company of Augusta captioned "Daisy Corporation -- Bakery Realty Escrow Account" (or some substantially similar designation) and shall not be commingled with the general funds of Lessor. Said Security Deposit shall be returned to Lessee when Lessor receives the rental payment for November, 1975.

B. Nothing herein shall be deemed to limit any other remedy of Lessor hereunder, but Lessor shall have the right to draw upon said Security Deposit upon any default of Lessee not cured as provided for herein.