

SAID leased premises being the same as that conveyed to the Lessor by deed dated October 16, 1958, and recorded in the RMC office for Greenville County, South Carolina at Deed Book 615, page 355;

for an initial term of one (1) year, to commence on the 1st day of January, 1976, and ending on the 31st day of December, 1976.

The Lessee agrees to take the said leased premises for the term named and to pay the Lessor therefor the sum of Seventy-Two Thousand Dollars (\$72,000.00), payable in equal consecutive monthly installments of Six Thousand Dollars (\$6,000.00) each, beginning January 1, 1976.

As a further consideration, the Lessee agrees (1) to pay all City and County taxes and other assessments levied against said leased premises, and (2) to maintain at all times during the life of this lease insurance upon the building on said premises insuring the Lessor and the Lessee as their respective interests may appear against loss by fire and other hazards in an amount never to be less than ninety (90) percent of the actual cost of said building as finally determined upon completion of the building. The Lessee further agrees that should the Lessee at any time fail to pay all or any part of said taxes and assessments or to maintain said insurance as required herein, then the Lessor may pay for or purchase the same and the amount so advanced by the Lessor shall become immediately due and payable by the Lessee as additional rent.

The Lessee agrees to take the premises and improvements as is, and to use the same as an office building and for no other purpose.

The Lessee agrees to pay all water, gas, heat, electric power charges incurred on or in the use of said premises during the term of this lease and to keep said premises in a clean, sanitary and slightly conditica and to deliver the same, including all equipment and other facilities provided by the Lessor, at the termination of said lease in as good condition as it hereby accepts them, ordinary wear and use excepted.

The Lessor agrees to keep the roof and sidewalls in a good state of repair and all other maintenance and repairs of any kind will be made by the Lessee.