

due on property placed thereon by Tenant.

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(9) Tenant, upon payment of the rent herein reserved and upon the performance of all the terms of this lease, shall at all times during the lease term and during any extension or renewal term peaceably and quietly enjoy the leased property without any disturbance from Landlord or from any other person claiming through Landlord.

(10) Tenant shall indemnify Landlord against any mechanic's lien or other lien arising out of the making of any alteration, repair, addition or improvement by Tenant. Upon the faithful performance of all the terms and conditions of this lease, at its expiration date, Tenant shall have the right and authority to remove from said premises any and all improvements placed thereon, including the building and tower specifically hereinabove mentioned.

(11) This lease shall be governed by, construed and enforced in accordance with the laws of the State of South Carolina and represents the entire agreement between the parties. Any amendment, modification or change herein must be in writing.

(12) The covenants, terms, conditions, provisions and undertakings in this lease, or in any renewals hereof, shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto, and shall be construed as covenants running with the land; wherever reference is made to either of the parties hereto, it shall be held to include and apply also to the heirs, executors, administrators, successors and assigns of such party, as if in each and every case so expressed.

WITNESS our hands and seals the date and year first above written.

H. SAMUEL STILWELL
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