

Section 2.04. Warranty of Title and Quiet Possession.

Landlord warrants that she has good title to the within described Leased Premises and a good right to lease same to Tenant.

Landlord further covenants that so long as Tenant shall pay the rental provided herein and shall keep and perform all of the covenants imposed upon Tenant by this Lease, then Landlord will guarantee to Tenant, the quiet, peaceful and uninterrupted possession of the Leased Premises.

ARTICLE 3RENTSection 3.01. Amount of Rent.

Tenant shall pay rental at the rate of Four Hundred and No/100 Dollars (\$400.00) per month, payable in advance on or before the first day of each calendar month during the lease term.

Section 3.02. Place of Payment.

Said rent shall be paid to Landlord in the name and at the address following:

Bonnie S. McGee  
100 Dunwoody Drive  
Spartanburg, SC 29302

or at such other place as Landlord may from time to time designate in writing. Payment to be made in United States currency and may be made by cash, check or money order; if payment is made by check or money order, such check or money order shall be made payable to Bonnie S. McGee.

Section 3.03. Real Estate Taxes.

Landlord covenants that she will pay promptly when due all real estate taxes and assessments levied against the Premises.

Section 3.04. Business, Inventory and Personal Property Taxes.

Tenant covenants that he will pay promptly when due all business, inventory and personal property taxes and assessments levied against the business equipment, inventory, mobile homes and any personal property of Tenant located on said Premises.

ARTICLE 4CONDUCT OF BUSINESS BY TENANTSection 4.01. Lawful and Moral Uses.

The Leased Premises shall, during the term of this Lease, be used only and exclusively for lawful and moral purposes, and no part of the Leased Premises or improvements thereon shall be used in any manner whatsoever for any purposes in violation of the laws of the United States, or the State, County and City in which the same are located.

Section 4.02. Nuisances.

Tenant agrees not to create or allow any nuisance to exist on said Leased Premises, and to abate any nuisance that may arise and for which Tenant is responsible promptly and free of expense of Landlord.