

17. Lessor guarantees heating and air conditioning unit for one year and will put in good working order.
18. Lessor agrees to replace all light bulbs which need replacing.
19. Lessor agrees to install light switches at front of office to control inside lighting.
20. Lessor agrees to sheetrock and chair rail panel the left wall from front to back.
21. Lessee agrees to install carpet and tile at Lessee's expense.
22. Lessor agrees to install four electrical outlets on the left wall.
23. Lessor agrees lease is subject to State and Federal approval for operating a consumer finance office in Mauldin, S. C. and the effective date of June 15, 1984 will not be binding on World Finance Corporation if State and Federal approval is not obtained.

Walter B. McDonald
Witness

Marlene Edwards
Witness

LESSOR: REAL ESTATE FUND, INC.
by: [Signature]
Director

LESSEE: R. G. Godley

(CONTINUED ON NEXT PAGE)

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