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(2) TO HAVE AND TO HOLD the above described premises, with all rights and privileges thereunto belonging for and during the period beginning January 1, 1950 and ending December 31, 1959.

(3) The tenant hereby agrees to pay to the landlord, for and during the period of the lease, a rental of \$450.00 per month, said rent to be due and payable on or before the 10th day of each calendar month during the period of this lease.

(4) In addition to paying the rental hereinabove stipulated, the tenant agrees to make such repairs and improvements to the interior and to the front of said storeroom from time to time during the period of this lease as may be necessary to make said premises in keeping with the other five stores of the Mauldin property fronting on Main Street and designated as Numbers 2 through 12 South Main Street, but nothing herein contained shall obligate tenant to make structural repairs or improvements. It is further agreed that the plans and specifications for remodeling shall be first approved by a competent architect or engineer, as well as by the landlord, which approval Landlord covenants not to unreasonably withhold; and that all work done upon said premises shall be in conformity with the Building Code of the City of Greenville. All improvements added to the property shall become the property of the landlord upon the expiration or termination of this lease. During the period of said remodeling the tenant shall maintain general public liability insurance for the mutual benefit of the landlord and tenant, so as to afford protection to the limit of not less than \$50,000. in respect of bodily injury or death to any one person, and to the limit of not less than \$100,000. in respect of any one accident.