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(2) TO HAVE AND TO HOLD the aforementioned premises, with all rights and privileges thereunto belonging for and during the period beginning April 1, 1954 and ending March 31, 1959;

(3) The tenant hereby agrees to pay to the landlord for and during the period of this lease a rental of \$750.00 per month, said rent to be due and payable in advance, beginning April 1, 1954, and monthly thereafter.

(4) In addition to paying the rental hereinabove stipulated, the tenant agrees to and does hereby expressly accept the premises in their existing condition and agrees to keep the buildings and improvements located on the leased premises in good repair at all times during the period of this lease, at its own expense. Further, the tenant agrees to promptly pay all taxes assessed against the leased premises for and during the period of this lease; taxes for the year 1954 to be pro rated as of April 1, 1954. Should the tenant fail to pay any taxes when due and payable, then the landlord shall have the right to pay the same and add said amount so paid to the monthly rental hereinabove stipulated, and he shall be entitled to enforce collection thereof in the same manner and entitled to the same remedies as provided by law for the collection of past due rent by a landlord.

(5) Any alterations or improvements made to the leased premises will be subject to the approval of the landlord, but such approval shall not be unreasonably withheld. Also, any such alterations or improvements will be in accordance with the requirements of the building code of the City of Greenville and at the expense of the tenant. All improvements added to the property shall become the property of the landlord at the expiration or termination of this lease, and it is agreed that during the period of any remodeling or alterations, the tenant shall furnish the landlord with acceptable insurance policies protecting the owner against claims for damage or loss which might result in any manner from said remodeling.