

possession of and entered upon said premises, and said lease is to continue from the date of delivery and acceptance for a period of 10 years and three months, and the Parties of the Second Part in consideration of said demise, do covenant and agree with the Parties of First Part as follows:

FIRST: To pay as rental for said demised premises and improvements thereon, the full and just sum of \$57,375.00; said amount covering rental of the premises and improvements thereon, and said amount is payable in monthly installments in the sum of Four Hundred Sixty-eight dollars and thirty cents (\$468.30). That the Lessees are to pay monthly installments as set out above, beginning on the first day of the fourth (4th) month after taking possession of the premises; that beginning on the first day of the first month after taking possession, the Lessees are to pay the sum of Two Hundred Fifty (\$250.00) Dollars for a period of three (3) months. Said payments are to be made in advance, upon the first day of each and every month of said term, and said payments are to be made at Fountain Inn, S. C.

SECOND: That Lessees have a right to renew said lease under the same terms and conditions herein for a term of five or ten years; the number of years of renewal is optional with the Lessees. The Lessees are to give notice in writing to the Lessors of their intention to renew said lease at least thirty (30) days prior to the expiration date.

THIRD: That Lessors will pay all taxes which shall be assessed and levied upon the demised premises during the term or terms of this lease as they shall fall due, and Lessors will keep the building or buildings sufficiently covered by insurance for such premises, and said insurance will be paid by Lessors, and further the Lessors guarantee that the roof of said building or buildings will be maintained by them