

(6) The Tenant agrees to pay for heat, water, electricity and any other utilities used in connection with the leased premises.

(7) In the event the leased premises should be damaged by fire or other causes, the Owner agrees to make repairs within the period of 90 days from the date of such damage or the lease may be terminated at the option of the Tenant, in which event the rent shall be due and payable only up to the date of such damage.

(8) In the event the Tenant shall be adjudicated bankrupt, either voluntarily or involuntarily, or make an assignment for the benefit of his creditors, or in the event a receiver is appointed for the Tenant's property or business, or in either event, the Owner shall have the right to terminate this lease and may treat the Tenant as a Tenant holding over and shall be entitled to the immediate possession of the premises herein leased.

(9) It is understood and agreed that if any installment of rent be past due and unpaid for a period of 30 days from the due date as herein provided, the Owner shall have the right to declare the lease terminated and take immediate possession of the leased premises and all of the unpaid rent for the remainder of the term shall immediately become due and payable.

IN WITNESS WHEREOF, the Owner and Tenant have hereunto set their hands and seals the day and year first above written.

In the presence of:

<u><i>Samuel A. [Signature]</i></u>	<u><i>Bette H. Dalton</i></u> (SEAL)
<u><i>Nancy P. Case</i></u>	Bette H. Dalton Owner
<u><i>Samuel A. [Signature]</i></u>	<u><i>R. W. Dalton</i></u> (SEAL)
<u><i>Nancy P. Case</i></u>	R. W. Dalton Tenant

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that

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