

TENANT TRANSFER. If the Tenant is transferred, by his employers, or if he is in the military service of the United States and is reassigned out of the Greenville area after signing this lease, he may cancel it by giving thirty (30) days written notice to be effective as of the beginning of a rental period. Such notice must be accompanied by the full payment of the last month's rent. However, liability under the lease will not terminate until proof of such transfer is displayed.

CANCELLATION OF LEASE. The Landlord agrees to terminate this lease prior to the expiration date shown on this lease upon the Tenant's payment of all reasonable expenses involved in securing another Tenant (including advertising, showing property, and credit report). This will be in addition to the Tenant being liable for rent payments until premises are occupied by a new Tenant. The Landlord agrees to pay over to the Tenant all rent collected from the next Tenant of the premises through the date the rent is paid in advance.

CLEANING PREMISES UPON VACATING. Upon vacating premises the Tenant promises to pay all rent due in full. The burden of proof of payment shall be upon the Tenant. The Tenant agrees to sweep out residence and remove all trash and other debris from the premises; to lock and fasten all doors and windows; and to return all keys for the premises to the office of C. Dan Joyner & Co., Inc., Realtor. When the premises were leased two keys were issued to Tenant.

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