

to all sub-tenants, licensees, invitees, customers, pedestrians or other parties whomsoever, for any reason or any defect in or failure of any of the mentioned utilities and services.

12. It is contemplated that all sub-lessees will be financially sound and all leases will contain a tax clause whereby all increases in property taxes will be paid for by the sub-lessees, but in any event the LESSEES shall pay all property taxes, both county and city, and assessments of every kind against the premises during the term of this lease and any extensions thereof. It is contemplated that all sub-lessees will have in effect at all times adequate insurance. However, the LESSEES will at their own cost and expense during and after construction maintain adequate insurance and such policies shall cover the buildings, parking lot, and liability of both personal and physical liability.

All notices required to be given by the terms of this lease may be given to the LESSORS and LESSEES, respectively, as follows:

LESSEE: Blake P. Garrett, Jr., Trustee
P. O. Box 36
Fountain Inn, South Carolina 29644

LESSOR: William Stewart Armstrong
Route 5, Box 19
Simpsonville, South Carolina 29681

*YKRAJ
RJD*

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