

(3) The Tenant agrees to pay to the Landlord for and during the term of this lease a rental of \$100.00 per month in equal monthly installments of \$100.00 each, payable on the first day of each month in advance; it being understood that no rent will be due and payable under this lease until the expiration of ninety (90) days after the tenant is given possession of the premises.

(4) In addition to the rental stipulated in the preceding paragraph, the Tenant agrees as follows:

- (a) To remove all present improvements from the property at his expense.
- (b) To proceed immediately upon being granted possession of the premises with the construction of a brick building approximately 20 by 50 feet equipped with air conditioning; all construction to be done in strict compliance with the ordinances of the City of Greenville and in a good and workmanship like manner.
- (c) To pay all taxes assessed against this property during the period of said lease.
- (d) Obtain and furnish to the Landlord a policy or policies of insurance covering the improvements to be erected by the Tenant in amounts sufficient to protect the interest of the Landlord and in no event less than \$12,000.00. In the event of ~~the~~ ^{damage or} destruction of the building, the proceeds arising from said insurance ~~policy or policies~~ ^{or repairs} shall be used toward the ~~replacement~~ ^{of} the improvements upon the property unless the Tenant shall elect to terminate the lease, and in such event, the proceeds of insurance shall be paid to the Landlord.
- (e) To keep the building and premises in good repair at all times during the period of the lease.
- (f) The Tenant shall, in addition to taxes and insurance premiums, pay all charges for fuel, heat, water or electricity used upon these premises and keep all of said utilities in repair.

It is understood that the Tenant shall have the right to sublet the premises to the National Discount Corporation or any affiliated company of the National Discount Corporation or to any other acceptable Tenant with the understanding that the original Tenant shall remain liable for the payment of the rent and other obligations stipulated in this lease.

It is mutually covenanted and agreed that in the event of the destruction of the major portion of the improvements upon the property, the Tenant shall have the option of continuing or terminating this lease. Should