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Carolina, has agreed to sell Lessor a good, marketable, fee simple title in and to said real estate, subject only to the lien of current taxes not delinquent, (ii) that there is no restriction against the use of said real estate for warehouse purposes, (iii) that on or before March 1, 1960, Lessor, or Lessor's assigns, will acquire by general warranty deed the above described title to said real estate and thereupon will immediately and simultaneously record said deed at Lessor's expense and this Lease Agreement at Lessee's expense (documentary stamps on said lease also to be affixed at Lessee's expense) in said office, and (iv) that this lease and the rights of Lessee hereunder shall not be subject or subordinate to any mortgage or other lien, except the lien of current taxes not delinquent, on the fee title to all or any part of the demised premises and that this lease and all rights of the Lessee hereunder shall be prior to, and recorded ahead of, any mortgage or other lien or claims which may affect or be placed on all or any part of the demised premises, or the fee title thereto. Lessor further warrants that Lessor has full right and authority to make this Lease Agreement and obligate Lessor as herein provided, and covenants that Lessee shall have quiet and peaceable possession of said demised premises during all of the original term and extensions thereof.

B. Within thirty (30) days after the execution of this lease, or sooner if required by Lessee, and also at any time prior to the commencement of the term, Lessor, at his expense, shall furnish Lessee with a boundary type plat of survey of the demised premises made by a South Carolina licensed surveyor, together with a title certificate addressed to Lessee from a reputable attorney approved by Lessee certifying that Alwin Realty Company, by a good, legally enforceable contract properly recorded in said office, has agreed to sell Lessor said real estate, giving the recording data of said contract, and that Alwin Realty Company, at the time of said contract, owned a

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