

is away from Greenville and emergency repairs become necessary, that the Lessee be authorized to have said repairs made at the Lessor's expense.

(2) That he will pay all taxes and assessments levied against the real estate during the life of said lease.

(3) The Lessor agrees to install strip lighting fixtures in the store similar to those already installed at the fountain.

(4) The Lessor agrees to brick in the former entrance at the corner of Augusta Road and Parkins Mill Road. Also the opening on the Parkins Mill Road side near the fountain is to be bricked in. The parties agree also that improvements are to be made in the openings or former vents showing on the Augusta Road side. It is understood and agreed between the parties that the Lessor in the reasonable future is to brick up the back part of the building.

(5) The Lessor agrees to maintain all parking space now pertinent to the building as parking area and agrees also to preserve the grass area at the back of the building for future parking area and agrees to maintain the parking area and to surface treat the grass area for parking space when it is needed for such purpose in the future.

(6) The Lessor agrees to install an outside faucet on the Augusta Road side of the building in the reasonable future.

(7) The Lessor agrees that if the building is destroyed or damaged by fire or other casualty that he will restore it immediately. Rent will be fairly apportioned according as destruction is entire or partial.

(8) The Lessor agrees that he will give the refusal to purchase said building in event it is to be offered for sale to George S. Inman.

It is mutually covenanted and agreed:

(1) That the benefits and obligations herein contained shall inure to and become binding upon the heirs, executors,

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