

to those obligations which mature during the period of ownership of the leasehold, if such mortgagee or purchaser at such foreclosure shall take title to the leasehold.

14. During the term of this lease, and/or any renewal thereof, the Lessor shall pay taxes on the land covered thereby and the Lessee shall pay taxes on the buildings and improvements situate thereon.

15. Lessee shall carry, at its own expense, fire insurance with extended coverage endorsement attached to protect all improvements on the leased property for its full insurable value. Should any of such improvements be destroyed by fire or other casualty and Lessee shall determine not to reconstruct such improvements, then, and in that event, this lease shall terminate and the insurance proceeds shall be disbursed as follows:

(a) To the payment of any mortgage indebtedness on such improvements of the Lessee.

(b) The remainder of such proceeds shall be divided between Lessor and Lessee, Lessor receiving therefrom a proportionate amount equal to the then expired portion of the lease as against the entire term of said lease, and Lessee receiving the balance.

16. It is understood and agreed that Lessee shall have the right to assign, sublet and/or mortgage its interest in this lease. Provided, however, any such assignment, subletting and/or mortgaging shall in no wise release Lessee from its obligations under the terms of this lease.

17. It is understood and agreed that all terms of this lease shall be binding upon Lessor, her heirs and assigns and upon the Lessee, its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day hereinabove first mentioned.

Joan C. Burgess

Patrick C. Fant

A. Victor Byrd, Jr.

Billie J. Fant

Zedora B. Reeves (SEAL)  
Lessor

SOUTH GREENVILLE RESTAURANT, INC.  
BY Edwin A. Briggs (SEAL)  
Lessee

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