

Alester G. Furman Co., Greenville, South Carolina. In the event that Lessee occupies the premises prior to September 1, 1965, rent payable on September 1, 1965 shall include an extra rent amount prorated for such prior period. In the event that the premises are not ready for occupancy until after September 1, 1965, rent shall be abated on a prorated basis and payable the first day of the month next following.

5. TAXES - Lessee shall pay during the term of this lease and any renewals thereof all ad valorem taxes and assessments on the demised premises and improvements thereon. In the event Lessee does not pay such taxes when and as they become due, Lessor shall have the right to make such payments and any amounts so paid, together with interest at the legal rate, shall constitute and be considered part of the rental due hereunder. Lessee shall have the right to contest or appeal through legal proceedings, at its expense, any such tax or assessment upon condition that before instituting any such proceeding, Lessee shall either pay such tax or assessment under protest or furnish Lessor with a surety bond or other security sufficient to cover the amount of the contested item or items.

6. INSURANCE - During the continuance of this lease, Lessee agrees that it will at its own cost and expense keep the building and improvements erected on the leased premises fully insured during the entire term of this lease or any renewals thereof against loss, damage or destruction by fire or other casualty or peril to the full insurable value mutually agreed to be \$30,000.00. Such value may be adjusted periodically with due consideration to additions and/or depreciation and other pertinent factors so long as Standard Brands, Incorporated is the Lessee hereunder. It is agreed that such insurance shall be provided under a formal self-insured program established by the Lessee. Such coverage shall respond for all losses normally covered under a Fire and Extended Coverage insurance policy with losses payable to the Lessor and the Lessee as their interest may appear.

7. DAMAGE BY CASUALTY - In the event the demised premises shall be destroyed completely or rendered wholly unfit for occupancy by fire or other casualty, then the Lessor shall restore the building, insofar as any insurance proceeds are available, except that either the Lessor and/or the Lessee may elect to terminate the agreement. Such termination shall

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