

The parties further agree as follows:

1. The Lessor shall pay all taxes, shall maintain the premises in good repair and shall arrange for and pay for any insurance which might be reasonably necessary.
2. The Lessor hereby agrees to be fully responsible for the premises and shall fully indemnify and hold harmless the Lessee from any claim or cause of action, including cost of defense, of any person, firm or corporation arising out of the use of the premises during the term of this lease.
3. Lessor further acknowledges certain obligations with regard to the premises to Lessee which are more fully set out in another instrument executed this day by the parties and agrees that the terms of this lease shall be extended, if necessary; until such time as said obligations have been fully discharged, at the option of the Lessee and without further consideration. It is further agreed that public notice of such extension, if necessary, may be given by execution of notice to that effect by Lessee and recording of same in the RMC Office for Greenville County.
4. It is understood that the leased property is owned by the Greenville & Northern Railway Company and possession thereof is in the Industrial Realty Co., Inc. by virtue of a lease and option agreement executed on July 8, 1965. It is further understood that this lease is being executed with the consent of the said Greenville & Northern Railway Company and said tenancy shall be subject to all terms and conditions contained in said lease of G & N Railway Company, nor shall this agreement affect the respective rights and duties of the parties under that lease.

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