

2. The term of this Lease shall run for a period of ten (10) years from April 9, 1967, through April 8, 1977.

3. Lessee agrees to pay, as a consideration of this Lease agreement, on or before April 9, 1967, the sum of One Thousand (\$1,000.00) Dollars, and a like amount on the 9th day of the ensuing 23 months. Lessee further agrees to pay on or before April 9, 1969, the sum of Eleven Hundred-Twenty Five (\$1,125.00) Dollars, and like amount on the 9th day of the ensuing 47 months. Lessee further agrees to pay on or before April 9, 1973, the sum of Eleven Hundred Sixty Six Dollars and Sixty Seven Cents (\$1166.67), and a like amount on the 9th day of the ensuing 35 months. Lessee further agrees to pay on or before April 9, 1976, the sum of Twelve Hundred and Fifty (\$1,250.00) Dollars, for a period of one month, and to pay on the 9th day of May 1976 the sum of Two Hundred and Fifty (\$250.00) Dollars. Lessee further agrees that on May 9, 1976, the Thirteen Thousand Five Hundred (\$13,500.00) Dollars, being held in escrow by the First Federal Savings & Loan of Spartanburg, South Carolina, as security for this lease agreement, shall be released and paid as the remaining rental due under this lease.

4. Lessee agrees not to assign this Lease or sub-let the Premises, or any part of them, except to a company owned or partly owned by Lessee, without the written consent of the Lessor: will allow the Lessor free access to the Premises at all reasonable time for the purpose of inspecting the Premises, and at the termination of the Lease term, by lapse of time or otherwise, will deliver to the Lessor quiet and peaceable possession of the premises.

5. Lessee agrees to keep and maintain all of the Premises, interior and exterior, including buildings, well, septic tank, furniture, and fixtures and equipment in a good state of repair, comparable to their present condition, normal wear and tear excepted.

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