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leased premises insuring the same against hazards covered by fire and extended coverage form of insurance as now contained in policies in effect in the State of South Carolina at its own cost and expense. The Lessee shall carry adequate liability and contents insurance as he may deem proper and necessary.

(11) Repairs. The Lessor covenants and agrees to make all necessary repairs to the roof and outside walls of the demised premises within a reasonable time after such necessity is called to his attention. The Lessee agrees and covenants to make all other necessary repairs necessary to maintain the building in an adequate and good state of use.

(12) Benefits. This Lease and the covenants, obligations, conditions and agreements contained herein shall inure to the benefit of and become binding upon the respective parties hereto, their heirs, assigns, successors, executors and administrators forever.

IN WITNESS WHEREOF, Lessor and Lessee have hereunto set their hands and seals this date and year above first written.

In the Presence of:

LESSOR

Mrs P.P. Davis

C Vincent Brewer

Donna Kay Walden

William D. Burnison

Pink Davis
Pink Davis

LESSEE

Robert R Duvall
Robert R. Duvall

(Continued on next page)