

ALTERATIONS

5. Tenant expressly agrees to construct an addition to the existing building and install facilities for two (2) restrooms (without baths) and install a well pump to existing well, including all necessary plumbing, which restrooms shall have access to the interior of the existing building, Provided, However, Landlord provides adequate flow of water from existing well to service such facilities. Landlord shall cooperate with Tenant in properly executing all applications, permits and consents which may be required by public authorities in connection with such alterations, additions or improvements.

FIXTURES

6. All fixtures brought upon, installed and affixed to the premises by the Tenant shall be and become annexed to the realty and become the property of the Landlord at the termination of the term hereof, or upon default of the Tenant as hereinafter provided.

TAXES AND INSURANCE

7. The Landlord covenants and agrees to all times during the term hereof to carry insurance on the improvements on the said 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 in such amounts, and with such companies and endorsements, as may be sufficient to rebuild or repair the premises in the event of damage or destruction of the same by fire or other casualty, and the Landlord shall, at the written request of the Tenant, furnish Tenant evidence of such insurance coverage. Landlord shall pay all property taxes on the demised premises when due. J.D.B.C. J.R.W.

DEFAULT

8. If any default be made in the payment of rent, or any part thereof, or in the performance of any of the covenants and agreements contained herein to be performed by Tenant, and such default shall have continued for thirty (30) days after notice thereof shall have been given to Tenant by Landlord, and Tenant shall not, within said thirty (30) days have paid such rent or taken measures to correct said other default, the said lease and demise and the relation of Landlord and Tenant, at the option of the Landlord, shall wholly cease and terminate, and the said Landlord shall and may re-enter the premises and remove all persons therefrom; in such event, Tenant hereby waives the service of any notice in writing of intention to re-enter, notice to terminate the tenance, notice to quit, or demand for possession. Furthermore, in such event, (a) Landlord may declare the full rental price for the entire term