

Together with all appurtenances thereunto appertaining, for the term, upon the conditions and at the rental set forth below.

Section 2.03. Term

(a) COMMENCEMENT: The term of this Lease and Tenant's obligation to pay rent shall commence on March 15, 1979.

(b) EXPIRATION: The term of this Lease shall expire on March 15, 1982.

Section 2.04. Warranty of Title and Quiet Possession

Landlord warrants that he has good title to the within described leased premises and a good right to lease same to Tenant.

Landlord further covenants that so long as Tenant shall pay the rental provided herein and shall keep and perform all of the covenants imposed upon Tenant by this Lease, then Landlord will guarantee to Tenant, the quiet, peaceful and uninterrupted possession of the leased premises.

ARTICLE 3

RENT

Section 3.01. Amount of Rent

Tenant shall pay rental at the rate of Seven Hundred Fifty and 00/100 (\$750.00) Dollars per month, payable in advance on or before the first day of each calendar month during the lease term.

Section 3.02 Place of Payment

Said rent shall be paid to Landlord in the name and at the address following:

Jimmy B. Minyard
P.O. Box 360
Greer, S. C. 29651

or at such other place as Landlord may from time to time designate in writing. Payment to be made in United States currency and may be made by cash, check or money order. If payment is made by check or money order, such check or money order shall be made payable to Jimmy B. Minyard.

Section 3.03. Real Estate Taxes

Landlord covenants that he will pay promptly when due all real estate taxes and assessments levied against the premises.

ARTICLE 4

CONDUCT OF BUSINESS BY TENANT

Section 4.01. Lawful and Moral Uses

The leased premises shall, during the term of this

0623

4328 RV-2