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on the date of the commencement of the term. Any succeeding Lease Year shall commence upon the anniversary date of the first Lease Year.

(C) OPTION TO RENEW: At any time not less than (60) sixty days prior to the termination of this Lease, or any renewal thereof, Tenant shall have the option to renew this lease for one additional Lease Year on the same terms and conditions except as to the amount of rent. Said option may be exercised by delivery of written notification of such exercise by Tenant to Landlord on or before 5:00 p.m. on the last day of the option period. Tenant shall have this right of renewal for only four (4) successive lease years following the initial lease year.

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 shall guarantee to Tenant, the quiet, peaceful and uninterrupted possession of the Leased Premises, together with the use of the Common Parking Area as herein provided.

ARTICLE 3

RENT

Section 3.01. Amount of Rent.

Tenant shall pay rental at the rate of Two Hundred Fifty and No/100 Dollars (\$250.00) per month, payable in advance on or before the first day of each calendar month during the lease term. For and during the term of any renewal lease year hereunder Tenant shall pay rental at the rate of Three Hundred Dollars (\$300.00) per month, payable in advance on or before the first day of each calendar month during any renewal lease term. *m. L.L. W.B.*

Section 3.02. Place of Payment.

Said rent shall be paid to Landlord in the following name and at the address following: Lanford Realty, 22 Potomac Avenue, Greenville, S.C. 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 Lanford Realty.

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

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