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Carolina, in the amounts and in accordance with the payment schedule set forth on Exhibit B attached hereto and incorporated herein by reference. Upon completion of said payments, Lessee shall pay to Lessor fixed rental at the rate of Seventeen Thousand Five Hundred Dollars (\$17,500) per lease year in equal monthly installments of One Thousand Four Hundred Fifty-Eight 34/100 Dollars (\$1,458.34) per month, on or before the tenth (10th) day of each calendar month during the Term. Rental for any partial month during the Term shall be prorated.

3. Utilities. Lessee shall pay for all utility services provided to the Property, including but not limited to water, gas, electric and telephone services, as the charges for such services shall from time to time become due and payable during the Term.

4. Taxes. Lessee shall pay all ad valorem taxes and assessments with respect to the Property during the term of this Lease. All such taxes and assessments for the first and last year of this Lease shall be prorated on a calendar year basis. Lessee also shall pay all South Carolina stamp taxes with respect to this Lease.

5. Insurance. Lessee, at its own expense, shall procure and keep in force at all times during the term of this Lease fire and extended coverage insurance on the Property in an amount equivalent to the full insurable value, such amount to be agreed upon in writing by Lessor and Lessee on an annual basis within 60 days after the end of each calendar year, subject to any limitations that may be established by the carrier of such coverage. If Lessor and Lessee are for any reason unable to agree on such amount,

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