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The above-described property is the same as that shown on a plat of property of Josephine C. Newell made by Piedmont Engineering Service, April 26, 1957, and recorded in the R. M. C. Office for Greenville County in Plat Book __NN__ at Page __57__.

TO HAVE AND TO HOLD the above-described premises, subject, however, to the terms, conditions and covenants expressed and declared herein unto the Sublessee for the remaining term of the aforesaid lease, beginning on May 1, 1957, and ending on December 31, 1971.

(1) The Sublessee agrees to pay to the Sublessor as rent for the aforesaid premises the sum of $94,000.00, payable as follows:

(a) $8,000.00 on the date of the execution and delivery of this sublease,

(b) $525.00 per month for 154 consecutive months, beginning May 1, 1957 and continuing through the month of February, 1970,

(c) $530.00 for the month of March, 1970,

(d) $220.00 per month for 21 consecutive months, beginning April 1, 1970, and continuing through the month of December, 1971.

The aforesaid monthly rental shall be due and payable, in advance, on the first day of each month, beginning May 1, 1957.

The Sublessee at its election may pay to Josephine C. Newell one of the aforesaid monthly rental payments, the rental due by the Sublessor to the said Josephine C. Newell in the amount of $220.00 per month, and may take credit for the amounts so paid against the monthly rental herein required to be paid to the Sublessor; provided, however, that in making such payments to the said Josephine C. Newell, the Sublessee shall deposit the same to her credit in The Peoples National Bank of Greenville, S. C., or such other bank as she shall designate, and shall furnish to the Sublessor a duplicate of the deposit ticket evidencing such deposit.

(2) The Sublessee further covenants and agrees:

(a) Not to do or permit to be done upon said premises anything which would constitute or become a nuisance.

(b) To surrender said premises at the expiration of the term hereof.