

as terminated and enter and take possession of the leased premises free and clear from any right of the Lessee but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which may then be due by the Lessee.

(15) It is further understood and agreed that the Lessor shall not be under any liability to pay damages suffered or sustained by any contents in the building which are caused or due to fire, flood, earthquake or other catastrophe, nor shall the Lessor be responsible or liable for any damages occasioned by any leaks or damages caused by the condition of the roof or outer walls of said building, should any occur, except those leaks and damages due to the Lessor's neglect after written notice from the Lessee and after the expiration of a reasonable time to repair said portions of the building.

(16) Lessor agrees that he will construct two 20-foot doors along the rear and front of the warehouse to be constructed on the premises herein demised at places to be designated by Lessee so as to fit said premises to the use of the Lessee in the conduct of its business therein.

(17) The property herein demised adjoins the Charleston & Western Carolina Railway Company right-of-way at the rear. There is constructed on said right-of-way a railroad siding which serves the property herein demised and other property of the Lessor. Lessor hereby warrants that said siding can be used by Lessee in transporting its products to and from the demised premises without payment to the Charleston & Western Carolina Railway Company ~~or~~ any other Railway Company of any additional freight charge for said switching privilege. Said side track is to be for the joint use of the Lessee and Lessor and Lessor's heirs and assigns, and any other person, firm or corporation entitled to use the same.

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