

rent to be paid to Mr. T. M. Baswell, Post Office Box 213, Travelers Rest, South Carolina, or such other agent as may hereinafter be designated, in advance, in consecutive monthly installments as follows: The first installment of Fifty-five Dollars (\$55.00) to be due and payable on or before July 15, 1958, said sum, representing rent due from July 15, 1958, to August 1, 1958, and the sum of One Hundred and Ten Dollars (\$110.00) on the first day of August, 1958, and a like amount on the first day of each calendar month thereafter, to and including the first day of June, 1961, with such reductions as are hereinafter provided for.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereto, and to enjoy the sole and uninterrupted use and occupancy thereof under the terms and conditions herein set forth:

I.

The Lessee covenants with the Lessors as follows, anything in this lease to the contrary notwithstanding, that:

- (a) It or its assigns shall pay the rent as herein specified.
- (b) It shall not permit any unlawful or immoral practices to be committed or to so occupy the premises as to constitute a nuisance.
- (c) It shall pay for all electricity, water and other public utilities, furnish its own heating equipment and heat used by it or those claiming under it upon said premises.
- (d) It will maintain the demised premises in as good a state as it finds it, reasonable wear and tear excepted, and have repaired at its own expense damage done to the water and electrical fixtures, replace all broken glass, and repair any plumbing that may be damaged by its negligence or the negligence of its employees or invitees.

II.

The Lessors hereby covenant and agree, anything in this lease to the contrary notwithstanding, that:

- (a) They are at the time of the execution of this lease the owners in fee of the demised premises and that they have the right to lease the premises for the term aforesaid; that they will indemnify the Lessee for any loss sustained by it or its assigns as a result of the Lessors not having the right and power to lease said premises for the term herein set out.

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