

IV. RENTAL

During the original and any extended term, Lessee shall pay Lessor, as monthly rental hereunder, the sum of One Thousand Seven Hundred Ninety-One and 67/100 (\$1,791.67) Dollars per month. Said monthly rental shall be paid to Lessor on the first day of each calendar month, payable monthly in advance, by check mailed to the address to which Notices to Lessor are to be mailed.

V. UTILITIES

Lessor shall provide and at all times maintain present water, light, gas and sewage connections between the demised premises and the water, light, gas and sewer systems of Greenville, South Carolina, and Lessee shall pay all bills for electricity, telephone, gas, water, including the annual charge by the Greenville, South Carolina, City Water Works as a sprinkler system charge, steam and heat used upon and charged to said demised premises during the original and any extended term. If any additional water, light, gas and sewage connections are made between the demised premises and said systems of Greenville, South Carolina, then such are to be made at Lessee's expense.

VI. TAXES, MORTGAGES & ASSESSMENTS

All taxes, assessments and charges on the demised premises and the improvements thereon and all obligations of Lessor secured by mortgage or other lien on same shall be paid by Lessor when due. The Lessee may perform, satisfy and acquire any lien, encumbrance, agreement or obligation of the Lessor which may threaten its enjoyment of the premises, upon 30 days prior written notice to Lessor and its Mortgagee of record, and if it does so it shall be subrogated to all rights of the obligee against the Lessor or the premises or both and, in addition to any other remedies available, may be reimbursed by offsetting against rentals for resulting expenses and disbursements, together with interest thereon at six per cent (6%) per annum.

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