

of H. D. Wilson S 61-15 W 135.9 feet to an iron pin; thence running along the line of property now or formerly of Bessie Kremer N 32-14 W 67 feet to an iron pin; thence along said line of property in a northeasterly direction N 61-15 E 136.4 feet to an iron pin, the point of beginning.

ALSO: The adjacent property beginning at an iron pin on the western side of Laurens Road, joint front corner with the above described property, and running thence with the western side of Laurens Road S 30-51 E 83.8 feet to an iron pin; thence S 65-17 W 100 feet to an iron pin; thence N 32-52 W approximately 75 feet to the property line of the above described property; thence N 61-15 E 100 feet to iron pin, being the point of beginning.

2. TERM: To have and to hold the above described premises, with all of the rights, privileges, easements, and appurtenances thereunto belonging, for the term beginning on the date of this lease and terminating September 30, 1985, unless sooner terminated as herein provided.

3. RENTAL: As rental therefor, the Lessee shall pay to the Lessor the sum of Five Hundred and No/100 (\$500.00) Dollars per month for each month of the term through ^{JUNE} ~~MAY~~ 1979 and the sum of Six Hundred and No/100 (\$600.00) Dollars per month for each remaining month of this lease, beginning ^{JULY} ~~JUNE~~ 1, 1979. Payments shall be mailed no later than the tenth day of each month to the Lessor at such address as he may notify the Lessee.

4. REPAIRS - LESSOR: The Lessor shall keep in good order and repair the roof, downspouts, outer walls, and foundations of the building on the demised premises.

5. REPAIRS - LESSEE: The Lessee shall, except as provided in the paragraph above for the Lessor to do, be responsible for and shall maintain in good condition and repair the demised premises, including plate glass windows and all doors. Lessee shall be responsible for all utility bills and shall also maintain all utility equipment in good operating condition. At the