

credited or should be credited to LESSEE or to the amount debited or should be debited by LESSOR and/or amount remaining as a credit or debit, an independent Arbitrator shall be appointed by both parties to determine and decide the disputed amount. Such decision by Arbitrator shall be binding and final on all parties.

Use of premises for any business other than herein called for shall cancel this lease if the LESSOR so desires and gives notice of the same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building provided it relates only to business use mentioned above.

LESSOR is responsible to carry all insurance on and over the property and in addition, will be obligated to make full payment of all County and City Taxes, when due and payable.

LESSOR shall be solely responsible to bring the house up to commercial standards according to City Housing Authority and Code and, in particular, to do and repair all necessary rewiring within the building to obtain a certificate of occupancy.

LESSOR shall also be completely responsible to make any and all "permanent" repairs and improvements to the building and its adjacent surroundings.

LESSEE shall have first OPTION TO PURCHASE property described above provided LESSOR and/or REMAINDERMEN decide to sell that certain property within the next five (5) years from date of Agreement.

The destruction of the premises by fire or making it unfit for occupancy or other casualty or two months arrears of rent shall terminate the lease.

The LESSEE agree to make good all breakage of glass and other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the LESSOR nor subrent without the LESSOR'S written consent.

The Lease shall be terminated prior to expiration of its term only by express written consent of both parties.

The Lease shall be modified or amended only by written consent of the parties.

The Lease after execution shall be duly recorded in the Office of the RMC for Greenville County, South Carolina in the appropriate Book and Page.

The Lease shall be binding upon the Heirs, Administrators, Executors, Trustee, Receivers, Assignees and Successors of both parties.

The Lease shall be interpreted and enforced in accordance with the laws of the State of South Carolina.

The LESSEE hereby acknowledges having a duplicate of this Lease.