

Landlord further covenants that so long as Tenant shall pay the rental provided herein and shall keep and perform all of the covenants imposed upon Tenant by this Lease, then Landlord will guarantee to Tenant, the quiet, peaceful and uninterrupted possession of the leased premises.

ARTICLE III.

RENT

Section 3.01. Amount of Rent.

Tenant shall pay rental on the first (1st) day of September, 1982 and continuing on the first (1st) day of September every year thereafter during the term of this Lease. The rental for 1982 shall be One Thousand, Three Hundred Thirty-Five (\$1,335.00) Dollars, and the rental for every year thereafter shall be Two Thousand, Two Hundred Thirty-Five (\$2,235.00) Dollars. The rent shall not be required in the event that the Tenant suffers a "freeze-out" of his crop, and the rent shall be proportionately reduced by the proportion of unavoidable crop loss, if any.

Section 3.02. Place of Payment.

Said rent shall be paid to Landlord in the name and at the address following:

E. R. Taylor
Route 8
Hendersonville Highway
Greer, S. C. 29651

or at such other place as Landlord may from time to time designate in writing. Payment is to be made in United States currency and may be made by cash, check or money order; if payment is made by check or money order, such check or money order shall be made payable to E. R. Taylor.

Section 3.03. Real Estate Taxes.

Landlord covenants that he will pay promptly when due all real estate taxes and assessments levied against the premises.

ARTICLE IV.

CONDUCT OF BUSINESS BY TENANT

Section 4.01. Lawful and Moral Uses.

The leased premises shall, during the term of this Lease, be used only and exclusively for lawful and moral purposes, and no part of the leased premises or improvements thereon shall be used in any manner whatsoever for any purposes in violation of the laws of the United States, or the State and County in which same are located.

Section 4.02. Nuisances.

Tenant agrees not to create or allow any nuisance to exist on said leased premises, and to abate any nuisance that may arise and for which Tenant is responsible promptly and free of expenses of Landlord.