

5. Lessee agrees to pay for all utilities, including gas, electricity, water and property taxes.

6. The Lessor agrees that the Lessee shall enjoy the quiet and peaceable possession of said premises for and during the said term free from the claims of all persons whomsoever. The Lessee agrees that it will make no offensive use of the said premises and will keep the same in good repair and at the end of said term or any sooner termination thereof, will deliver the same to the Lessor in as good condition as when received by the Lessee, natural wear and tear excepted.

7. The Lessee agrees that it will make all payments of rent promptly as the same become due; that the Lessee shall be liable for damages (normal wear and tear excepted) to the said premises or to plumbing, gas, electrical or other fixtures in the said premises caused by the Lessee, the Lessee's employees or agents, and will immediately, at the Lessee's own expense, repair any such damage and cause the same to be put in as good condition as when received by the Lessee.

8. It is agreed that the Lessee will, during the continuance of this Lease, at Lessee's expense, keep the buildings and improvements of the demised premises insured to the extent of their full insurable value against loss by fire or other cause so insured against, Lessee will repair such damage or destruction as promptly as practicable with the Lessee to pay rent while said repairs are being made on a pro-rata basis as agreed upon between the Lessor and the Lessee. Such insurance may be carried in the name or names of the Lessor as may be necessary and the Lessor shall reimburse Lessee, out of the proceeds of any payments for damage or destruction herein referred to, for any repairs required to be made the Lessee hereunder.

9. It is further agreed that if the Lessee shall fail to keep and perform each and every covenant herein contained, and particularly as to the payment of rent as herein agreed, the Lessor shall have the right to declare the whole of the rent for the entire term due and payable and shall, after five (5) days notice of intention to do so, have the further right to declare this lease forfeited, and to enter and take possession of the said premises and expel the Lessee therefrom.

10. It is further agreed by and between the Lessor and the Lessee that this Lease shall not be sold, transferred, or assigned, or the said premises or any part thereof sublet without the written consent of the Lessor, but, the Lessor shall not unreasonably withhold consent from the Lessee.

11. All payments required to be paid to the Lessor by the Lessee under the terms of this Lease shall be made to R & M Realty, P. O. Box 529, Greer, South Carolina,

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