

- Page 2 -

on which the Landlord has fully completed the construction of the buildings and paved area and grassed the remaining area of the grounds, and the building is ready for occupancy by the Tenant. If the building has been completed prior to March 1, 1973 and same is ready for occupancy by Tenant, then the rent shall begin on that date.

2. As a rental for said demised premises, improvements and appurtenances, the Tenant agrees to pay to the Landlord and the Landlord agrees to accept from the Tenant, a monthly rental of One Thousand Four Hundred (\$1,400.00) Dollars per month, which monthly rental shall be based upon \$1.00 per square foot of floor space per year, including outside dimensions. The monthly rental of \$1,400.00 per month shall be payable in advance on the 10th day of each successive month during the term of this lease or any renewal thereof.

3. The Landlord, at their sole cost and expense, shall keep and maintain in good repair, the outside walls, roof and structural parts of the building on the leased premises.

4. The Landlord shall not be responsible for any damages caused by reason of leaks caused by the condition of the roof, should any occur, until the Tenant shall have first notified the Landlord in writing of said leaks and the Landlord has had reasonable time to repair same.

5. The Landlord agrees, at their sole cost and expense, that they will keep the building on the leased premises insured against loss or damage by fire, with extended coverage, to the full fair insurable value thereof. The Tenant shall have no liability for any loss or damage to the leased premises covered by the insurance which the Landlord is required by this paragraph of this lease to keep in effect, even if such loss or damage be caused by the negligence or misconduct of the Tenant, its agents, its assigns, servants or invitees. The Landlord agrees to waive its right of subrogation under any insurance policy maintained by the Landlord on the premises occupied by the Tenant, and the Landlord agrees to have a waiver of subrogation included in its insurance.

6. It is agreed that after the Tenant occupies the premises and Landlord has paid the first annual premium on insurance which they are required to carry on the building under paragraph 5 of this lease, and at any time in the future during the term of this lease, a higher rate for fire insurance is required on account of any more hazardous use of the building by the Tenant, then the Tenant agrees to pay to Landlord the amount of the additional insurance which may be caused solely by the more hazardous use of the leased premises.

7. The Tenant agrees to carry insurance on its property located on the leased premises, and Tenant agrees to waive its right of subrogation under any insurance policy maintained by the Tenant on its property and Tenant agrees to have a waiver of subrogation included in its insurance.

8. During the term of this lease, the Landlord agrees to pay all ad valorem taxes and assessments on the leased premises, however, it is understood and agreed that if the leased premises shall be annexed into the City of Greenville in the future, the Tenant agrees to pay all of the city taxes during the term of this lease.

9. When the Landlord has completed the building and improvements as herein provided, and thereafter when the Landlord's buildings and improvements shall be first assessed for county ad

(Continued on next page)