

for Janie R. Aiton and the owner of the premises covered by said lease, from the payment of any sum or sums of money and from any liability for the payment of any claim or lien that may arise or accrue on account of labor performed or material furnished in connection with any improvements, additions or alterations that the Lessee under said lease may make or cause to be made upon the premises covered by said lease.

It is the intention of the undersigned and the undersigned does hereby personally guarantee compliance on the part of the Lessee with each and all of the terms and provisions of said lease, from and after the execution of said lease until such time as the full sum of Twenty Thousand Dollars (\$20,000.00) has been paid in for capital stock of the S. & S. Cafeteria of Greenville, Incorporated and until fixtures and equipment, free and clear of all liens or claims, possessing a value of at least Eighty Thousand Dollars (\$80,000.00) as assets of the S. & S. Cafeteria of Greenville, Incorporated shall be placed upon the premises covered by this lease, it being understood that for the purposes of this guaranty said fixtures and equipment shall be deemed to be free and clear of all liens or claims if any and all liens or claims against the same are properly subordinated to the rights and interests of the Lessor in said lease.

The total cost incurred by S. & S. Cafeteria of Greenville, Incorporated for installation of said fixtures and equipment shall be included in and counted as a part of said value of Eighty Thousand Dollars (\$80,000.00) if the total cost of installation does not exceed 10 per cent. of the cost to S. & S. Cafeteria of Greenville, Incorporated of such fixtures and equipment, but in the event said cost of installation exceeds 10 per cent. of said cost of fixtures and equipment, the said cost of installation shall be included in and counted as a part of said value of Eighty Thousand Dollars (\$80,000.00) only to the extent of 10 per cent. of said