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2. TERM: To have and to hold the above described premises, together with the privileges, easements, and appurtenances thereunto belonging, subject, however, to the terms, conditions, and covenants expressed and declared herein, unto the Lessee, its successors and assigns, for a term of ninety-nine (99) years, beginning on the 1st day of January, 1953, and ending on the 31st day of December, 2051, unless this lease shall be sooner terminated as hereinafter provided.

3. QUIET ENJOYMENT: The Lessor hereby agrees with the Lessee that, conditioned upon the Lessee's observance and performance of the obligations entered into on its behalf, the Lessor warrants and will for the term hereof defend the peaceable possession and enjoyment of the leased premises unto the Lessee, its successors and assigns, against himself, his heirs, executors and administrators and against every person whomsoever lawfully claiming or to claim the same or any part thereof and against the lawful omissions, acts, disturbances, claims and demands of any person or persons whatsoever, except as hereinafter stated, and except as to such portion of the leased premises, if any, as shall be taken under power of eminent domain.

As to the eight (8') foot alleyway hereinabove mentioned and described in deed of Martha B. Hunter and others to R. E. Griffin dated December 5, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Book 468, at page 291, the foregoing warranty shall operate only as against the Lessor, his heirs, executors and administrators.

R.H.A.

4. RENT: The Lessee hereby agrees that during the term of this lease, subject, however, to revaluations of the premises and adjustments or readjustments of the rent as hereinafter provided, the Lessee will pay to the Lessor at such place in the