

paid to Dr. Robert G. Jewell, 125 E. Poinsett Street, Greer, South Carolina, or such other agent as may hereinafter be designated, in advance, in consecutive monthly installments as follows: The first installment of Twenty-five Dollars (\$25.00) to be due and payable on or before July 10, 1963, said sum representing rent due from July 1, 1963 to July 31, 1963, and the sum of Twenty-five Dollars (\$25.00) by the 10th day of August, 1963, and a like amount by the 10th of each calendar month thereafter, to and including the 10th day of June, 1965.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereto, and to enjoy the sole and uninterrupted use and occupancy thereof under the terms and conditions herein set forth:

1.

The Lessee covenants with the Lessors as follows, anything in this lease to the contrary notwithstanding, that:

- (a) It or its assigns shall pay the rent as herein specified.
- (b) It shall not permit any unlawful or immoral practices to be committed or to so occupy the premises as to constitute a nuisance.
- (c) It shall pay for all electricity, water and other public utilities, furnish its own heating equipment and heat used by it or those claiming under it upon said premises.
- (d) It will maintain the demised premises in as good a state as it finds it, reasonable wear and tear excepted.
- (e) It may use during the term or any extension thereof of this lease: the facilities presently located on the premises.
- (f) It may at its own expense make such repairs and additions to the interior of the premises, so long as repairs, remodeling, additions, etc. are made in a first class workmanship manner.

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