

It is mutually covenanted and agreed that the Lessee will at its expense furnish all special equipment, such as air compressors, mechanical lifts, special washing and bus cleaning equipment, and that all such equipment so furnished, including any replacements thereof or additions thereto, shall remain the property of the Lessee and may be removed by the Lessee at the termination of this lease; provided, however, that the Lessee shall repair any and all damages resulting to the demised premises from the removal of such equipment. All wiring and piping needed for this equipment shall be provided by the Lessor as a part of the building, provided that the Lessor is advised in writing of such needs in sufficient time to include them in the original construction. The Lessee covenants and agrees that it will, at its own expense, pave or surface treat the entire parking area, included within the demised premises, with good quality plant mix surfacing.

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessor an annual rental equal to eight per centum (8%) of the cost of the building and improvements provided by the Lessee under the terms of this agreement, the exact amount of such cost to be specified in the supplemental agreement on Page 7 hereof, which is to be executed upon the completion of said improvements; and in addition thereto, as ground rental, the Lessee covenants and agrees that it will pay the Lessor the sum of Two Thousand, Seven Hundred and No/100 (\$2,700.00) Dollars annually, all said rental to be paid in advance, on a monthly basis, on or before the 10th day of each calendar month. Rental for the first and last months will be prorated if circumstances so require. It is understood and agreed that all rental payments shall be made to the Lessor's agents, Alester G. Furman Company, South Carolina National Bank Building, Greenville, South Carolina.

Lessee further covenants and agrees:

1. That as additional rental, it will during the life of said lease, and any extensions thereof, pay all real estate taxes assessed

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