

and the sum of \$3,628.50 for each successive month of each successive year following the first year for the duration of this lease.

HOWEVER, it is anticipated by the parties hereto that at some future date the County taxes (and/or City taxes if and when the area covered by this Lease should become a part of the corporate limits of the City of Greenville) may be increased and upon the happening of this event the rent herein set out shall also be increased by a like amount to offset any such County and/or City tax increase.

IN CONSIDERATION of said rent, the Lessor, at his own expense, hereby covenants and agrees as follows:

(a) To maintain adequate fire and extended coverage insurance upon the demised premises and to execute a waiver of right of subrogation in favor of the Lessee; PROVIDED HOWEVER, that said insurance will not cover the contents of said warehouse.

(b) To maintain in good condition for warehouse purposes the roof and exterior walls of the demised premises, exclusive of the bumper guard on the loading dock, and to repair same when such repairs are required to keep the premises in good condition; PROVIDED HOWEVER, that repairs necessitated by the negligent acts of the Lessee, its agents, employees, invitees and/or licensees are the sole responsibility of the Lessee. PROVIDED FURTHER that it is understood and agreed that the Lessee shall give immediate notice to the Lessor when repairs are necessary and any costs resulting from a delay in giving such notice shall be borne by the Lessee.

(c) To place a three (3) inch cover of gravel in the trucking area of the demised premises at or prior to the turning over of said premises to the Lessee.

(d) To provide said warehouse with a floor of such a nature

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