

- (c). The sum of \$550.00 per month during the second five-year extension of the term hereof, if the Tenant should exercise its option to extend said second renewal of the term, which shall be due and payable on the first day of each and every month during said second five-year extension of the term hereof.

5.

The Tenant covenants to pay when due all property taxes to the Town of Mauldin and Greenville County, South Carolina, imposed upon the demised premises, commencing with the tax year 1971, and continuing during the term of this lease.

6.

The Tenant covenants and agrees that at its expense to clear and grade the demised premises, to remove all buildings therefrom and to hard surface the demised premises with a minimum of one acre of hard surface paving. The Tenant shall have the right of altering and changing the nature and topography of the demised premises to make the same suitable for the construction of such buildings not to exceed 5000 square feet of floor space and other related improvements as the Tenant may deem necessary or advisable in its use of the demised premises, including, but not limited to, private roads, sidewalks and landscaping of whatsoever kind and nature without restriction as to the occupancy and use during the term hereof except as hereinafter specifically provided.

7.

The Tenant agrees to construct at its sole cost and expense, and as part of the consideration for this agreement, improvements to include a building or buildings of not less than 2000 Sq. Ft., and not to exceed 5000 Sq. Ft. of floor space, and other improvements necessary to conduct business. The Tenant agrees to keep the said building or buildings and improvements including drains and appurtenances in good condition and repair and upon termination

(Continued on next page)

3.