

4. Lessees have also agreed, at their expense, to make certain repairs and improvements in the leased premises and same are to be considered as part of the rental reserved. The items which Lessees hereby agree to do and complete within six (6) months from the date of this Lease are as follows:

1. Lessees will pave entire parking lot which is located on both of the above referred to lots.

2. Lessees are to repaint all painted surfaces on the inside of the Restaurant.

3. Lessees agree to panel walls from present molding down to floor.

4. Lessees will install air conditioning in the Restaurant.

5. Lessees agree to remodel all booths and install new front doors.

6. It is agreed that all of these improvements will become the property of the Lessor upon termination of the Lease without reimbursement to the Lessees, unless by some mutual prior agreement the parties agree otherwise.

7. Any additional alterations to the building or property will be done only after receipt of written consent from the Lessor and they too shall, at the termination of the Lease herein, become the property of the Lessor.

OTHER TERMS OF LEASE:

1. During the period of this Lease, Lessees will pay all insurance premiums needed to maintain insurance on the building and equipment at least to the same degree presently insured under policies written through the R.V. Chandler Agency of Mauldin, South Carolina.

2. Lessees also agree to save Lessor harmless from any liabilities which may accrue or which they may incur in the operation of the business and agree to maintain sufficient public liability policies to protect the Lessor.

3. All of the above leased premises, including the building, parking lot area, equipment and other fixtures used in the operation of the business shall be maintained in their present condition, subject only to normal wear and tear.

4. Lessees will also be responsible for maintenance of the exterior of the structure, including walls, roof and parking lot.

5. It is understood and agreed between Lessor and Lessees that Lessees intend to continue the operation of the present Restaurant business at this location and Lessor agrees that during the term of this Lease and so long as Lessees shall operate this Restaurant, that Lessor will not operate, manage or work in a Restaurant within the City Limits of the Town of Mauldin.