

Lessee shall be responsible for insuring its contents and other personal property and premises liability insurance.

8. Taxes - Lessor shall pay all real property taxes assessed on the demised premises.

9. Quiet Enjoyment - Lessor agrees and covenants that lessee shall have peaceful and quiet enjoyment of the demised premises for the duration of the lease term.

10. Notice - All notices required to be given in writing by this lease agreement shall be given in the following manner: by delivering such notice to the other party, or by mailing such notice by registered mail, return receipt requested, to the other party at the address set forth below, or such other address as shall be given to the other party in writing, and such notice, if so mailed, shall be deemed valid and effective as of the date of mailing whether or not the same is in fact actually delivered to the other party. All notices and other items given by mail under this lease agreement shall be addressed to lessor at 201 Tindal Avenue, Greenville, South Carolina 29605, and to lessee at 203 Tindal Avenue, Greenville, South Carolina 29605.

11. Applicable Law - This lease agreement shall be governed, construed and enforced in accord with the laws of the state of South Carolina.

12. Agreement Binding - This lease agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their heirs, representatives and assigns.

WITNESS the hands and seals of the lessor and lessee the date and year first above writtne.

WITNESSES AS TO LESSOR:

Mary P. Hayes
Russell Edge

Mary Ernst Hayes
Mary Ernst Hayes, a/k/a Mary Ernest Hayes, Lessor

WITNESSES AS TO LESSEE:

Mary P. Hayes
Russell Edge

Mary Alice Hayes
Mary Alice Hayes, Lessee

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