

enclosed in a sealed postpaid wrapper or envelope and be sent by registered United States mail, addressed to Lessor at Greenville, South Carolina.

i. That if and so long as Lessee pays the rent reserved in and by this lease, and keeps, observes and performs the covenants, conditions and agreements in this lease contained on the part of Lessee to be kept, observed and performed, Lessee shall and may peaceably and quietly have, hold and enjoy the demised premises for and during the term demised by this lease, free from molestation, eviction or disturbance; that the demised premises are free and clear of all mortgages, deeds of trust securing a loan or loans, other liens arising out of other instruments or encumbrances; that Lessor has good right to make and enter into this lease with Lessee, being the owner in fee of the premises covered by this lease, and hereby warrants its title thereto and right to enter into this lease.

Lessee hereby agrees as follows:

a. To pay the hereinbefore reserved rent, on the dates and in the amounts hereinbefore stated; to pay for water, heat and light consumed or used in or upon the demised premises, including also the portion of the building excepted and reserved from the lease, the heat for such reserved portion to be furnished as provided in subdivision "1" on page 7 .

b. To make all inside repairs to said demised premises necessary to keep same in first-class condition, including repairs to the heating, ventilating, water and sewerage systems, with the distinct understanding, however, that nothing herein contained shall obligate Lessee to make any repairs which Lessor under the terms of this lease is obligated to make.

c. To pay all taxes and/or assessments levied or assessed against the equipment in said building and fixtures and improvements installed therein by Lessee, and to insure and keep same insured for a reasonable amount against loss or damage caused by fire or otherwise.