

*Fourth.* Said premises shall not be let or underlet by the Tenant, nor shall said premises be used or permitted to be used by him for any purpose other than as above mentioned, nor shall this Lease be assigned by him without the written consent of the Landlord endorsed hereon.

*Fifth.* The Tenant shall keep said premises in good and sufficient condition and repair, and shall also re-decorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord. In the event any such signs are placed upon said building under this paragraph they shall conform to the City Ordinances of the City of Greenville, South Carolina, relating thereto. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. If this Lease covers premises, all or a part of which are on the ground floor, the Tenant further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Tenant agrees to replace at his own expense any and all broken glass on the demised premises. **The Tenant may remove said movable office furniture, light fixtures, or trade fixtures during the term of this lease or any extension thereof.\***

*Sixth.* Tenant shall pay all charges for, water, gas, heat, and electricity used in and upon said premises.

*Seventh.* The Landlord shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

*Eighth.* The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

*Ninth.* The Tenant has hired the demised premises without any representations on the part of the Landlord as to the present or future condition of the demised premises.

The Landlord shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. ~~The Tenant shall be solely responsible for maintenance of the premises in a good and safe condition and the Landlord shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises, except as herein provided in this lease.~~ **except as herein provided in this lease.**

*Tenth.* It is further agreed that the rights of the Tenant hereunder shall be and remain subordinate and inferior to the right and lien of any mortgage placed upon said premises by the Landlord, during the term of this lease, and in the event it should be requested by any person, firm or corporation making a loan, or contemplating the making of a loan, with said property as security, to the Landlord, during the term of this Lease, the Tenant will execute any Subordination Agreement requested of him by such lender.

*Eleventh.* In case of violation by the Tenant of the covenants, agreements and conditions contained in this Lease, or any or either of them, and upon failure to discontinue such violation within ten days after notice in writing of such violation addressed by the Landlord to the Tenant, at the demised premises or such other place as may be hereinafter designated in writing by the Tenant, this Lease shall thenceforth at the option of the Landlord become null and void, and the Landlord may re-enter without notice or demand; and the rent in such case shall become due, be apportioned and paid on and up to the day of such entry, and the Tenant shall be liable for all loss or damage resulting from such violation as aforesaid. No waiver by the Landlord of any breach of condition by the Tenant shall constitute or be construed as a waiver of any other condition or breach of condition, nor shall lapse of time after breach of condition by the Tenant before the Landlord shall exercise its option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to re-enter upon the demised premises after breach or violation.

*Twelfth.* It is further agreed by and between the parties hereto that if at any time during the term of this Lease the Tenant herein shall ~~not~~ make any assignment for the benefit of creditors or be decreed insolvent or bankrupt by any court, Federal or State, of competent jurisdiction, or make any involuntary assignment of this Lease, the Landlord may, at his option, terminate this Lease, exercise of such option to be evidenced by notice to that effect served upon the assignee or receiver, trustee or other person in charge of the liquidation of the property of the said Tenant or his estate, or upon the heir, executor or administrator, or assignee, as the case may be, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of the said Tenant, or his legal representatives.

*Thirteenth.* If the property, or any part thereof, wherein the demised premises are located shall be taken by public or quasi-public authority under any power of eminent domain, the Tenant shall have no claim or interest in or to any award of damages for such taking, and, at the election of the Landlord, this Lease shall forthwith terminate.

\*if not in default under this Lease.

(Continued on Next Page)