

enforcement of its rights and to recover damages for the breach of the covenants herein contained, and

- (b) Enter and take possession of the leased premises and thereafter hold the same free of any rights of the Tenant to use said premises and, notwithstanding the taking of possession, the Landlord shall have the right to recover from the Tenant any and all sums which may be due under the terms of this Lease.

8. The Tenant agrees to accept the above-described leasehold premises "as is" and in its present condition. The Tenant further agrees that, in the event that Tenant desires to make any improvements or alterations to the premises herein leased, same shall be done at Tenant's expense, but only upon the condition that the general plan and specifications of such improvements be first submitted to the Landlord for its approval in writing, which consent shall not be unreasonably withheld. The Tenant also understands it will be necessary to secure the approval of the Federal Aviation Administration of any plans and specifications for any future additions or improvements and agrees that Tenant will be solely responsible for securing such approval in addition to the approval of the Greenville Airport Commission.

Further, the Landlord and Tenant have agreed upon different arrangements for maintenance and upkeep of the leasehold premises described separately in paragraph 1(a) and (b) herein, as follows:

- (a) The Landlord will be responsible for repairs and maintenance of the Tenant's portion of the main terminal building described in paragraph 1(a) including maintenance and upkeep of the heating and air conditioning systems in the main terminal building, except Tenant will be responsible for the upkeep and appearance thereof, including the restrooms; and
- (b) The Tenant shall be solely responsible for all maintenance and upkeep for the leasehold premises described in paragraph 1(b) including, but not limited to, the Tenant's responsibility for all repairs, replacements, and upkeep of the heating and air conditioning systems; provided, however, the Landlord will be responsible for maintaining the roofs and exterior walls of the hangars designated 1, 3, and 4 on the attached exhibits in water-tight condition, but such responsibility shall not include broken windows or glass areas which shall remain the responsibility of the Tenant.

0976

4328 RV.2