

WATER

28. That Landlord shall provide and maintain adequate water connections to the demised premises, and Tenant shall pay all charges for water consumed on the demised premises, together with any sprinkler charge made by the City of Greenville, South Carolina, with respect to the demised premises.

RIGHTS
OF WAY

29. That Landlord guarantees that during the term hereof the Tenant shall have the continuous right to use any rights of way which are in use on the date of the unconditional delivery of this lease leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right of way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which the Landlord has a right to grant to Tenant or which the Landlord owns or controls.

LANDLORD TO
PAY TAXES,
ETC.

30. That Landlord shall pay all taxes, assessments and other charges which may be levied, assessed or charged against all or any part of the demised premises, and furnish to Tenant either the original or photostatic copies of the tax or other receipts evidencing such payments. That if Landlord shall receive any notice stating or claiming that a default exists in connection with any of the underlying leases hereinbefore referred to, Landlord shall immediately upon receipt of such notice send a true copy thereof in duplicate to Tenant in the manner hereinafter provided for giving of written notices by Landlord to Tenant.

UNPERFORMED
COVENANTS
OF LANDLORD
MAY BE
PERFORMED
BY TENANT

31. That if Landlord shall fail to perform any of the covenants, agreements, or obligations to be performed or carried out by Landlord pursuant to the terms of this lease or pursuant to the terms of any and all the underlying leases hereinbefore referred to, then Tenant may, at Tenant's option, after notice