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for the faulty condition of the roof and exterior walls, as above, defined, unless notice of the condition thereof has been given to him and he has failed to repair the same within a reasonable time.

ALTERATIONS: The Lessee agrees not to effect alterations without the written approval of the Lessor.

PARKING, INGRESS AND EGRESS: The Lessor will place a drive and parking area constructed of tar and gravel on a portion of the property of the Lessor with the Lessee having the right to use the same for his benefit and that of his employees and customers. The drive and parking area will be maintained by the Lessor and parking places will be marked off within the parking area. The Lessor shall have complete control over said drive and parking area and shall have the right to make assignments for all parking places. If parking places are specifically designated for the use of the Lessee and/or his employees, it shall be the responsibility of the Lessee to see that conformance is made thereto.

ASSIGNMENT - SUBLETTING: This Lease shall not be assigned nor shall the premises be sublet without the written permission of the Lessor. This paragraph shall not be construed to prevent the Lessee taking in a partner or partners.

COMPLIANCE WITH STATUTES: The Lessee agrees to use said premises in a manner that complies with all applicable Statutes and Ordinances of the State of South Carolina and the City of Greenville together with all regulations or rules adopted by any Commission or Board of the State, City and/or County relating to or effecting the business conducted by the Lessee. The Lessee

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