

SECOND

Lessor agrees at it's own expense to erect a suitable partition between Lessors' business and that of the leased premises and to install necessary toilet facilities as well as the installation of air conditioning, all of which is to be installed to the Lessees' satisfaction.

THIRD

Lessor agrees to keep the property leased in good and sufficient repair, except as hereinafter stated, the Lessor shall maintain the roof and windows but shall not be required to renew, replace or repair any depreciation or repair caused by the operation of the business of Lessee on said premises.

FOURTH

If the premises shall at any time be condemned by any Government authority or be so damaged or destroyed by fire, the elements or any other cause whatsoever to the extent of less than fifty (50%) per centum of the value of the building, the same shall be repaired or restored as speedily as possible at the expense of the landlord and the rent abated until the building is repaired and ready for occupancy. In the event that said building shall be condemned by an Governmental authority or so damaged or destroyed by fire, the elements or any other cause whatsoever to an extent exceeding fifty (50%) per centum of the value of the building, then said lease between the parties hereto may be terminated at the option of either party.

FIFTH

Lessee agrees to observe and comply, at Lessees' own expense, with all rules, regulations, laws or ordinances now in effect or which may be enacted during the continuance of this Lease by the City of Greenville, Greenville County or State and Federal authorities having any jurisdiction over the said premises.

SIXTH

Lessee agrees at Lessees' option to insure with any responsible Insurance Company or Companies fire and liability Insurance on his own stock and equipment and any loss resulting from fire or other causes or any liability arising from the use of said

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