

only with the written consent of the Lessor. The Lessor agrees to repair the roof should it leak and to maintain the outside walls of the hangar but all other repairs to the premises undertaken by the Lessee shall be at Lessee's expense with the written consent of the Lessor.

(10) The Lessee covenants and agrees with the Lessor that it will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance nor do or permit to be done on said premises anything which may render void or voidable any policy of fire insurance on said premises or which may cause the Lessor to have to pay a fire insurance premium at a rate in excess of that which it would ordinarily be required to pay. Lessee agrees that it will not use or permit said premises to be used in violation of any State or Federal laws or ordinances of the City of Greenville.

(11) The Lessee shall not have the right to assign or sublet the within premises or any part thereof without the written consent of the Lessor.

(12) The Lessee shall keep, save and hold harmless the Lessor from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee, the Lessee's agents or servants or from any loss or damage arising from any fault or negligence by the Lessee or any failure on Lessee's part to comply with any of the covenants, terms and conditions herein contained, or otherwise, and Lessee agrees that adequate and sufficient insurance coverage in a recognized company or companies indemnifying the Lessor against public liability and property damage occurring as a result of each and

(Continued on next page)

*L. B. M.*