

of this Lease and each anniversary thereafter by the Department to the County at the office of the County Manager, Greenville, South Carolina.

And it is agreed and understood that unless ninety (90) days notice in writing shall be given previous to the expiration date herein specified by the County to the Department, of the County's desire to have possession of the premises, or like notice to be given by the Department to the County of the Department's intention to vacate the premises after such expiration, then this Lease will be considered as extended and binding from the termination of the period herein specified in all of its provisions as a tenancy from year to year which may be thereafter terminated on the last day of any calendar month by prior notice of not less than ninety (90) days given by either party.

And it is agreed and understood that upon occupancy by the Department, any equipment or other personalty unwanted by the Department may be returned to the County or stored for safekeeping by the Department, such being at the option of the County.

And it is agreed and understood that the Department shall assume at its own expense any and all renovations and improvements upon the property.

And it is agreed and understood that the Department shall, during the term of this Lease, keep and maintain the said premises, buildings, and all fixtures and additions thereto in good and substantial repair and condition, and the County shall have no duty to repair or maintain the same.

And it is agreed and understood that the Department shall pay all charges for water, gas and electricity and other utilities used on said premises during the term of this Lease.