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greater. The guaranteed minimum payments shall be paid in advance on the first day of each and every month during the term of the within lease. The amount of gross sales as herein provided, if the (see reverse ~~for hereinafter defined) and continue throughout the term of this lease.~~

As used herein, the "rental commencement date" shall be (i) the date on which Tenant shall open the demised premises for business, or (ii) the date which the Landlord has delivered the demised premises to Tenant as hereinabove provided, whichever date is earlier; and if such date is not the first day of a calendar month, the guaranteed minimum rental shall be prorated per diem and paid on the rental commencement date.

PAYMENT OF RENTAL. All rental payments provided herein shall be made to: F. Towers Rice, 107 Ridgeland Drive, Greenville, South Carolina 29601

6. TAXES. Landlord covenants and agrees to pay promptly all taxes and assessments of every kind or nature which are now or may hereafter be imposed or assessed upon the demised premises, except as otherwise expressly provided in this Lease Agreement. Landlord shall not be required to pay any taxes or assessments of any nature imposed or assessed upon fixtures, equipment, merchandise or other property installed in the demised premises or brought thereon by Tenant or any other person, but such shall be the obligation of the Tenant, and Tenant agrees that it will promptly pay all such taxes or assessments as the same become due. In addition, Tenant shall pay to Landlord the amount, if any, by which the annual ad valorem real property taxes attributable to the demised premises in each calendar year exceeds the amount of such taxes for the first full tax year. The term "first full tax year" shall mean the calendar year in which the building referred to above shall have been first assessed as a completed building. Landlord shall annually compute and notify Tenant of this amount due hereunder, and Tenant shall pay such amount within twenty (20) days after such notice.

7. INSURANCE. Landlord will maintain and pay for adequate fire insurance, with extended coverage, on the demised premises. If, during the term of this lease, the demised premises are used by the Tenant for any purpose or in any manner that causes an increase in the rates of such insurance, the Tenant will pay the additional premium caused thereby. Tenant will provide and pay for all insurance on its own contents in the demised premises.

8. USE OF DEMISED PREMISES. Tenant shall use the demised premises for an office and warehouse; provided, however, Tenant shall have the right to use the demised premises for such other purpose as Landlord might theretofore have approved in writing, which approval shall not be unreasonably withheld.

Tenant shall comply with all laws, ordinances, orders or regulations of any lawful authority having jurisdiction over the demised premises or the adjacent public streets including without limitation making at its own expense all alterations to the demised premises required by any such authority; and Tenant shall not do any act or follow any practice in or about the demised premises which shall constitute a nuisance. Without limiting the generality of the foregoing, Tenant shall make such arrangements for the storage and disposition of all garbage and refuse as may be reasonably required by Landlord from time to time and shall at all times keep the demised premises and all adjoining entryways, sidewalks and delivery areas in a neat and orderly condition and clean and free from rubbish, dirt, snow, ice, and shall not cause any noxious smoke, dust, steam or vapors, or any loud or disturbing noise or vibrations to originate in or be omitted from the demised premises.

9. COVENANT TO MAINTAIN. The Landlord will, at its own expense, keep and maintain in good order and repair during the full term of this lease the exterior and principal structural portions, including roof and exterior walls, of the building constructed on the demised premises. The Tenant will at its own expense keep and maintain in good order and repair during the full term of this lease all other parts of the demised premises, including without limitation the entire interior and all doors, window glass, awnings, plumbing, wiring, electrical systems, and heating and air conditioning systems; and Tenant will, at the end of the term of this lease, deliver the demised premises to the Landlord in as good condition as they were when received by it, except only normal wear and tear and repairs required to be made by Landlord.

10. DAMAGE OR DESTRUCTION BY CASUALTY. If the demised premises are damaged or destroyed during the term of this lease by fire or other casualty covered by an ordinary fire insurance policy with extended coverage,

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