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air conditioning systems (as specified in Exhibit B), in addition to other items listed in and in accordance with those certain specifications attached hereto as Exhibit "B", in which thirty thousand (30,000.00) square feet leased premises shall be located. Lessor warrants that all such construction shall further be in accordance with all specific plans and specifications which shall have been exhibited to Lessee and initialed by Lessor and Lessee as such plans and specifications may be changed from time to time by an agreement in writing between Lessor and Lessee. Lessor warrants Lessee that the premises shall be fit and suitable for occupancy and the specified authorized use set forth in Paragraph 3 hereinabove, when turned over to Lessee and that the heating and air conditioning equipment shall be new equipment as of the date of completion of construction and shall be in good working order. Lessor further warrants that the completed structure shall be in compliance with all provisions of the Occupational Safety and Health Act of 1970, relating to the Lessee's intended use. Lessor further warrants that the water supply available on the date of occupancy will be sufficient for the Lessee's intended use.

zms: Lessee may make any changes, alterations or additions about the leased premises without first obtaining the written consent of Lessor so long as such changes, alterations or additions (i) shall not decrease the fair market value of the leased premises, (ii) shall not affect the exterior wall or other portions of the structure, (iii) shall be performed in a workmanlike manner in compliance with all applicable laws, rules, regulations and ordinances in effect with respect to the leased premises. Such changes, alterations or additions, as are approved, except thoses changes which the Lessor has agreed to add as shown on Exhibit "B" attached hereto shall be made at the expense of the Lessee and at no cost to the Lessor.

8. Repair and Care of Leased Premises. Lessee will not commit any waste of the leased premises, nor shall Lessee use or permit the use of the leased premises in violation of any present or future applicable law of the United States or of the State of South Carolina, or in violation of any present or future applicable municipal ordinance or regulation. Lessor shall be responsible for the maintenance of the roof

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