

3. The Tenant shall hold the Landlord harmless from all liability for damage or injury caused to any person or persons occurring in or connected with the premises hereby leased.
4. All trade fixtures in connection with the business conducted by the Tenant shall remain the property of Tenant or his successors or assigns or undertenants, as the case may be, but may not be removed by him or them during this lease without Landlord's written consent or at the expiration hereof, until all rents reserved hereunder are paid.
5. The Landlord hereby covenants and agrees that at the time of the delivery of this lease, he is the sole owner of the premises herein leased and has the right and full power and authority to lease said premises.
6. The Tenant shall not commit any act which shall violate the fire insurance policies upon said property and shall pay electric light bills, water bills and make provisions for liability insurance.
7. The Landlord warrants to the Tenant the quiet and peaceful possession of said premises hereby leased during the whole term of this lease.
8. The Tenant shall have the right to make such alterations and changes in such parts of the building as is occupied as he finds necessary for his purpose, at his own expense, and providing that such alterations will not injure the building and must be done in a first-class workmanshiplike manner, provided that Tenant shall have no right to incur any liability for said purpose entitling any person to a mechanic's lien.
9. Tenant may at his own expense erect such signs or sign as he may deem desirable in, on, or in front of the demised premises. Such signs and the maintenance of same shall comply with the rules, regulations and ordinances of the City and the Tenant shall remove the same at his expense, at the expiration of this lease. There shall be no liability or expense of any nature to the Landlord caused by the erection and growing out of the maintenance of such sign.
10. Landlord consents to permit the Tenant to sublet the whole or any part of the premises herein leased to lines of businesses as aforesaid. Tenant shall at all times remain liable for the full performance of each and every covenant of this lease. Landlord consents to allow Tenant, if he so elects, to divide said storeroom at his own cost and expense.
11. The Landlord hereby agrees that if at any time during the term of this lease, the premises hereby demised shall be condemned or declared unsafe, or shall be ordered or directed to be repaired or rebuilt by the building authorities or inspectors, the Landlord will, at his own expense and without delay make such changes, alterations, and repairs as may be required by the said duly constituted authorities, provided the same are interior structural repairs or exterior repairs.
12. Any notice or counter notice required by this agreement to be given to the Tenant shall be in writing sent by registered mail to the said Tenant, Greenville, S. C. Any notice required to be given to the Landlord by the Tenant shall be in writing sent by registered mail addressed to Landlord at Greenville, South Carolina.
13. This indenture shall be binding upon the heirs, executors, and administrators and legal representatives of the respective parties hereto.