

3. The Lessee shall pay to the Lessor for its occupancy during the term hereof the sum of \$96,000.00, payable in 120 equal monthly instalments of \$800.00 in advance on the 1st day of each and every month during the term at the offices of the Lessor, 9 Medical Court, Greenville, S. C.

4. The Lessor agrees to keep in good repair the roof, outer walls and downspouts of the building, it being agreed that the same are now considered sound and that the Lessor shall not be called upon to make any inspection of said portions of the building or any other portion of said building and shall not be obligated by reason of any damage from leaks or the condition of the roof, outer walls and downspouts, except damages due to the Lessor's negligence after notice in writing from the Lessee and a reasonable time within which to repair such condition has elapsed.

It is understood and agreed that the Lessor shall assume no responsibility for the maintenance, repair or replacement of any plate glass windows.

5. Should the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, the Lessor agrees to restore the same in substantially the same condition as before the destruction, within a reasonable time, and the rental herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by the Lessor.

6. Lessee shall maintain in good condition the demised premises and fixtures and, at its own expense, make all interior repairs and replacements caused by its negligence that are necessary to keep the premises in first-class order during the term of this lease, said repairs to be made in the class and manner of the original work.

7. Lessee shall, at its own expense, replace all damaged or broken plate glass or other glass during the term of this lease.

8. Lessee shall, upon the expiration of this lease or upon the lawful termination of this lease, quit and surrender the premises and fixtures hereby demised in as good order and condition as when received, reasonable wear and tear and damage by fire or other elements and causes beyond the control of the Lessee expressly excepted.