

4. The Lessee shall have the right to make any improvements and reasonable alterations within the premises and to make additions thereto, with the understanding, however, that all improvements and alterations and additions shall be made at the expense of the Lessee and shall be the property of the Lessors.

It is contemplated that the Lessee may wish to extend the present building to the rear, and, if this is done such addition shall be constructed at the expense of the Lessee and the type of construction shall conform to that of the present building as nearly as possible and shall be the property of the Lessors.

5. The Lessee shall have the right to transfer or assign this lease in whole or in part for any mercantile business except a liquor store, a pool room or a restaurant, provided that insurance rates are not thereby increased.

6. It is expressly agreed and understood that the Lessors during the existence of this Lease shall maintain and keep in repair the roof and the outside of the building on the Leased premises, and that the Lessee shall keep in repair and be responsible for the remainder of the property.

7. It is agreed that the Lessee shall not use the property for any unlawful purpose, and that he will comply in the conduct of his business with all regulations and ordinances of the Board of Health and of the City of Greenville, and all other properly constituted authorities.

8. The Lessee is to pay for all electric current, water, heat or other utilities used in connection with, or upon the said leased premises.

9. It is expressly agreed and understood, and is a part of the consideration of this Lease, that the Lessee will protect, indemnify and save harmless the Lessors from any and all liability for injuries to any person or persons and for damage to any property

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