

building and improvements are completed thereon according to said specifications and ready for occupancy.

(2) To pay all water, gas, heat, electric power and other charges for utilities used on the premises during the term hereof; and, in connection with the operation of the heating and air conditioning plant in the building, and during the full term of this lease or the renewal thereof, to purchase from Cru-Gas, Inc., of Greenville, S. C., a South Carolina corporation in which the Lessor is a stockholder, or its successors or assigns, all liquid petroleum fuel necessary for the operation of said heating and air conditioning furnace and equipment so long as Cru-Gas, Inc., or its successors or assigns, is willing to and does sell to the Lessee such liquid petroleum fuel at the prevailing market to such users and at comparable competitive prices.

(3) To make such repairs as may be necessary to keep the building (exclusive of the foundation and outer walls) in tenable condition.

(4) To keep said premises in a clean and sanitary condition and to deliver the premises at the end of the term hereof in their present condition and state of repair, exclusive of normal wear and tear.

(5) That the Lessee will not lease or sublet said premises to any undesirable business or business in competition with Cru-Gas, Inc.