

Should this be done the Lessee also agrees to repair any damages that might result to the premises from the removal of any such building or structure. In the event such a structure or building is placed on the demised premises during the term of this lease and should the Lessor elect to require the Lessee to remove the structure as aforesaid, the Lessor hereby agrees to give not less than thirty days written notice of his intention to require the Lessee to remove said structure or building.

3. LIABILITY. Lessee covenants that it will save Lessor harmless from all liability on account of payroll taxes, compensation insurance and other expenses or claims of every character arising out of the demolition of the building on the premises or the future placing of another building or structure on the premises. Lessee further covenants that it will save Lessor harmless against any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease, it being understood that Lessee will have full control of the entire premises during the term of this lease.

4. SIGNS. Lessee shall have the right to place any signs or other advertising devices, at Lessee's expense and in compliance with all laws and regulations of the City of Greenville, State of South Carolina, either parallel to the demised premises or at any angle thereto. Upon the termination of the lease, Lessee agrees to remove all signs or advertising devices, at Lessee's expense and further agrees to repair any damages that might result to the demised premises from the removal of such signs or advertising devices.

5. REPAIRS. Lessee covenants that it will, at its own expense, keep and maintain the premises in good order and repair during the term of this lease. It is understood that Lessor shall not be responsible for or required to make any repairs of any nature whatsoever during the term of this lease.

6. PAYMENT OF TAXES AND UTILITIES. Lessor agrees that he will promptly pay, as and when the same becomes due and payable, all taxes levied upon the demised premises during the term of this lease. Lessee covenants that it will pay for all utilities, including water, gas and electricity used on the demised premises during the term of this lease.

7. ASSIGNING OR SUBLETTING. Lessee shall have the right to assign this lease or sublet the demised premises for parking purposes; however, Lessee shall remain primarily responsible under the terms and conditions of this lease. Lessee shall not have the right to assign this lease or sublet the demised premises for any other purposes without first obtaining the written consent of the Lessor as to the terms and conditions of such assignment or subletting.

8. TERMINATION FOR DEFAULT IN PAYMENT OF RENT. It is further expressly understood and agreed that in the event there be any default for a period of thirty days in the payment of the rental hereinabove reserved or any other breach by Lessee of any of the other covenants on the part of Lessee herein contained, then and in any such event it shall be lawful for Lessor, upon giving Lessee thirty days written notice, to re-enter into and upon the premises and thereupon this lease shall, at the option of Lessor, absolutely terminate. It is further covenanted and agreed between the parties hereto that the filing of any petition or other proceedings in bankruptcy or insolvency against Lessee, or any adjudication that Lessee is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Lessor, this lease shall become and be terminated.

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