

Sub-Leases. The Tenant shall have the right to sub-lease or assign the whole or any portion of the demised premises only with the previous written consent of the Landlord.

Use of Premises. Unless the previous written consent of the Landlord shall have been obtained, the Tenant shall use the demised premises during the term hereof only for the purposes of a textile mill supplies business and for incidental purposes connected therewith. The Tenant covenants not to use the demised premises for any illegal or extra hazardous purposes, on account of fire or otherwise, and shall not permit anything to be done on the premises in any way intending to create a nuisance or disturbance to the neighboring property.

Utilities. The Tenant shall, at its own cost and expense, furnish such heat, water, lights, electricity and ~~air conditioning~~ as it may require during the term hereof.

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Taxes. The Landlord covenants to pay when due all taxes and assessments imposed upon the demised premises for the vacant land and improvements by way of general property taxes.

Fire Insurance. The Landlord covenants to carry insurance on the improvements on the demised premises insuring the same against fire and extended coverage perils with an insurance company or companies authorized to do business in the State of South Carolina, at Landlord's own cost and expense, in such amounts as may be sufficient to provide funds to rebuild or repair the improvements in the event of the destruction of the same by fire or other casualty. The Tenant shall not permit upon the demised premises anything which will invalidate any policy of insurance now or hereafter covering the same. The Tenant will pay all extra insurance premiums on the demised premises which may be caused by the use which the Tenant shall make of the premises resulting in an increase in insurance rates

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