

cluding any concession or leased department within the premises) or otherwise, both for cash and on credit, and including all orders for merchandise or services taken or sold at or from the premises; the amount of dollar value of bona fide refunds or credit granted for the return of merchandise and the amount of all South Carolina sales taxes or federal excise taxes charged in connection with such sales or services shall be taken as a credit in reduction of the gross amount of sales and services for the period within which such refunds or credits shall have been made.

(2) The Lessee further covenants and agrees:

(a) To use said premises only for the operation of a store for the sale of goods, merchandise, and wearing apparel of all kinds and allied lines.

(b) To maintain said premises (including the heating and air conditioning systems, except for major maintenance thereof as provided in paragraph (3)(c), but excluding the structural walls, floor, and roof), in a good and reasonable state of repair and to surrender the same at the expiration of the term hereof in as good condition as they now are, reasonable wear and tear excepted.

(c) Not to do or permit to be done upon said premises anything which would constitute or become a nuisance or which might render void or voidable any policy of insurance on the premises against fire and other hazards commonly included within the term "extended coverage"; and in case any activity on the leased premises shall result in any increase

(Continued on next page)