

C. To observe and comply with all of the ordinances and regulations of the State of South Carolina, the County of Greenville and the City of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention and abatement of nuisance in, upon, or connected with the premises during the term of this lease, at Lessee's own expense.

D. To keep the interior of the building, including the plumbing, closets, pipes, and fixtures belonging thereto in good repair, and shall take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstruction, to the satisfaction of the municipal and governmental authorities, during the term of this lease, all at Lessee's expense. Lessor agrees at its own expense to maintain the foundation, exterior walls, and the roof of the building. Lessee agrees at its own expense to maintain all glass including plate glass, and any special store front or equipment.

III.

Lessor covenants and agrees as follows:

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof provided that this lease shall not imply any obligation of the Lessor to keep said leased premises or any part hereof in good repair, except the foundation, exterior walls, and the roof, as to which the Lessor agrees to maintain in good repair, provided that Lessee shall, upon discovering needed repairs, promptly notify Lessor of same.

C. That the Lessor will maintain and make the necessary repairs covered by any warranty on the air conditioning and heating systems to be located in said premises during the term of said warranty. Upon the expiration of said warranty such maintenance and repairs shall be done by the Lessee.

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