

ART. 39. The Landlord agrees not later than 120 days prior to the delivery of the demised premises as in this lease provided to furnish to the Tenant, without cost to the Tenant, proof satisfactory to the Tenant that University Ridge Road as shown on said drawing is a paved and dedicated public street and the Right-of-way property line of said University Ridge Road is contiguous to and abut the property line of the Entire Premises as described in Schedule "A" hereof, and shown on the drawing attached to and made a part hereof, and that the City of Greenville, South Carolina, or such other governmental authorities as may be appropriate and necessary, have approved the paving and improvements of said University Ridge Road and have officially undertaken the maintenance thereof. Anything in this lease to the contrary notwithstanding the Landlord agrees that the Tenant shall not be required to accept delivery of the demised premises unless and until the Landlord has complied with the provisions of this article.

ART. 40. Landlord agrees at least 120 days prior to delivery of the demised premises as in this lease provided to certify to the Tenant in writing that the Landlord has completed the construction of the two (2) retaining walls and two (2) sets of stairs in the locations shown on the drawing attached to and made a part hereof in accordance with plans and specifications which have been approved by Tenant's aforesaid Construction Director.

(3A)

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