

the payment of all utilities, heating and air conditioning and water bills and electric bills.

9. Should the Lessee fail to pay any installment of rent within thirty (30) days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor, at his option, may either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this Lease terminated and take immediate possession of the premises.

10. The Lessee agrees that it will not use the premises or allow anything to be done thereon that would constitute a nuisance or violation of the statutory laws of the State of South Carolina.

11. It is specifically understood and agreed and made a part of the consideration of this Lease, that the initial grading of the property hereby leased, shall be done by the Lessor at his expense; after which any additional grading which might be necessary will be the cost of the Lessee.

12. The Lessee agrees that the cost of any paving, asphaltting or fencing will be at the Lessee's expense and the Lessor is in nowise responsible for the payment of any part thereof.

13. It is further agreed by the Lessee that any paving or asphaltting that is done on said property will be done by a contractor approved by the Lessor.

14. It is agreed by the Lessor that during the construction of the building on said premises, he will, if the Lessee desires, change the arrangement of the walls as shown on the drawings, but after the completion of the building, no changes will be made by the Lessor at his expense but any alterations or repairs will be done at the expense of the Lessee.

15. The Lessor is to be responsible to properly insure the building against loss by fire and shall also be responsible for the payment of all property tax which may be due from year to year.