

FIFTH: The Lessor shall not be responsible for any accident, or injury to any person, or for loss or damage to any goods or things on, near, or related to the premises.

SIXTH: The Lessee will have two (2) permanent parking spaces assigned to its unit. Other available areas provided in front of the building as a whole may be used by Lessee. No roadside salesmen or peddlers will be permitted without Lessor's consent.

SEVENTH: Aluminum awnings erected in front of building are not made to support heavy objects or people; therefore, no objects or people will be permitted on such awnings. No one will be allowed on the roof of subject building except authorized maintenance personnel.

EIGHTH: Lessee agrees to make the following repairs to the leased premises, such repairs to be made solely at Lessee's own expense, and to be done in accordance with Greenville County Building Codes and subject to the approval of Lessor:

<u>AREA</u>	<u>IMPROVEMENT</u>
1. Entrance and Stairway	<ol style="list-style-type: none">1. Finish entrance floor with concrete sealer and perma-flake flooring material.2. Carpet stairs with suitable carpet.3. Install handrail at proper height on both sides of stairwell.4. Paint name of Fellowship on door leading to upstairs.5. Erect 42" wall of wood and sheetrock construction around top of stairwell.
2. Existing Walls	<ol style="list-style-type: none">1. Finish all existing walls with subdued shade of concrete stain.
3. Wiring.	<ol style="list-style-type: none">1. Install wiring from existing breaker panel to all overhead lights, to outlets and to air conditioning heating equipment.2. All wiring to be enclosed and in accordance with building code requirements. (copper wire)3. Telephone wires will be brought in through rear of building through hole and eye bolt.
4. Air Conditioning and Heating	<ol style="list-style-type: none">1. Install two (2) new five-ton Dunham-Bush roof air conditioning/heating units in existing roof openings with insulated (ductboard) to needed areas. Units to be installed on 4 x 4 timbers with units sealed around roof openings. Off and on switch to be installed at unit, plus an electric watertight outlet at each unit.2. Install ventilating fans in air space between suspended ceiling and roof as required, subject to Lessor's approval.

H L B
L M S
P L F