

part shall take care of the leased premises and shall at his own cost and expense make all repairs thereto, pay for gas, electric and other utility charges, and, at the expiration of the term of said lease or the renewal thereof, shall deliver up the demised premises in good order or condition, ordinary wear and tear and damages by the elements excepted.

E. A clause providing that during the term of the said lease or renewals thereof, the party of the second part shall pay all license fees, taxes or other Governmental charges which may be levied for permission to operate said business, and that he shall promptly execute and comply with all statutes, ordinances, rules, regulations and requirements of Federal, State and Municipal government, and of any and all of their departments and bureaus applicable to said premises, for correction, prevention, and abatement of nuisances, violations or other grievances in, upon or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders, and regulations of the Board of Fire Underwriters for the prevention of fires, at his own cost and expense.

F. A clause providing that in the event it shall become illegal to engage in the business of a naturopathic physician in the State of South Carolina, the party of the second part shall have the right to terminate the lease and tenancy thereunder; and that if, on such date, the full purchase price of the business and equipment and other personal property has

W.L.A.
H.S.C.

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