

4. Any alterations, fixtures, or improvements to said building shall be done only at the expense of the Lessee and after written consent of the Lessor, unless otherwise agreed upon in writing, and except as provided below. Said fixtures shall be consideration as attached to the building and shall remain there at the conclusion of this Lease.

5. Lessor agrees to the payment of County and City property taxes and also shall remain responsible for insuring the building and any and all equipment therein which is hereby leased.

6. If the building or buildings on the demised premises be partially damaged by fire or other casualty, the Lessor shall, within a reasonable time after notification to it by the Lessee of such damage, restore said building or buildings to substantially the same condition as before such fire or other casualty, and a proportionate amount of the rent, as determined by the extent of such damage, shall be abated until the restoration of said building or buildings. If such fire or other casualty shall substantially damage or destroy the building or buildings on the demised premises so as to render them substantially unfit for the use of the Lessee, this Lease may be terminated by either the Lessor or the Lessee upon written notice to the other within thirty (30) days after such fire or other casualty, but, if this Lease is not so cancelled, the Lessor shall restore the building or buildings to substantially the condition in which they existed prior to such fire or other casualty within a reasonable time thereafter, in which event the rent shall abate until completion of the repairs.

7. Lessee shall be responsible for maintaining such insurance which shall save Lessor harmless against any liabilities arising through the operation of said store.

8. The property herein leased is located at 306 North Main Street, Mauldin, South Carolina. In addition to the

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