

occasioned by the negligence and/or failure of the Lessor to fulfill this clause as to the roof, only, the Lessee agreeing to give Lessor written notice in advance, of any condition requiring attention of Lessor.

(6) Lessor shall, during the term of this lease and any renewal period, pay all taxes and assessments of every nature, upon the demised premises, including any improvements thereon of the Lessor.

(7) Lessee shall pay all charges for water and electric current, gas and heating, used by the Lessee upon the demised premises.

(8) Any notice required or intended to be sent to Lessor under the terms of this lease shall be sufficient if posted by registered mail addressed to John A. Park, 111 Williams Street, Greenville, S. C.

(9) Any notice required or intended to be sent to Lessee under the terms of this lease shall be sent by registered mail addressed to David R. Millican, 100 Pendleton Street, Greenville, S. C.

(10) Rental hereunder shall be paid to John A. Park, 111 Williams Street, Greenville, S. C. at said address.

(11) No assignment or change of Lessor's interest in the premises hereby demised, whether recorded or unrecorded, shall be binding upon Lessee unless and until Lessee actually shall be notified thereof by registered mail, and in no event shall such assignment or change of interest affect this lease or the renewal thereof hereunder.

(12) If the premises are totally destroyed or so substantially damaged as to be wholly untenable, the Lease shall terminate as of the date of such destruction or damage and rent shall cease from that date. If the premises are damaged but not rendered wholly untenable, the landlord shall repair the same, provided the repairs can be made within ninety (90) days; if the repairs cannot be made within ninety (90) days, Lessee shall have the option to terminate the lease or to extend further time within which the landlord may make such repairs. During any such period while repairs are being made, the rental shall abate in proportion as to the premises have been damaged, and Lessor shall restore the premises as speedily as practicable, whereupon the full rent shall recommence.

(13) Lessee may, if not in default hereunder, prior to the expiration of this lease or any renewal thereof, remove all fixtures and equipment which he has placed in the premises, provided Lessee repairs any damage occasioned by the installation or removal of such fixtures and equipment.

(14) If the terms of any law, ordinance, rule or regulation heretofore or hereafter enacted or passed require the repair, alteration or improvement of the premises, Lessor shall make the same, and if Lessor fails to do so, Lessee shall have the option to terminate the lease or to make such repairs, alterations or improvements himself, deducting the cost thereof from any subsequent rentals due under this contract; provided, however, that if such repair, alteration or improvement is required solely by reason of the purpose to which the premises are devoted by the Lessee, Lessee shall make the same or Lessee shall give Lessor the privilege of making the same, and if both Lessor and Lessee elect not to make the same, then Lessee shall surrender the premises to the Lessor.

(15) At the termination of this lease and provided Lessor

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