

- (8) Delays. Whenever in this Lease a time is stated for delivery of possession of any buildings ready for occupancy, and whenever during said time a general or sympathetic strike or lock-out, war, rebellion, scarcity of materials, national emergencies or legal proceedings not commenced by the Landlord occur, then the period of such delay so caused shall be added to the time hereinabove limited for delivery of possession of such.
- (9) Use of the premises. Unless the previous written consent of the Landlord is obtained, the Tenant shall use the demised premises during the term hereof only for the purposes of an office and warehouse and for incidental purposes connected therewith. The Tenant covenants and agrees not to use the demised premises for any illegal or extra-hazardous purposes, on account of fire or otherwise.
- (10) Utilities. The Tenant shall at its own cost and expense furnish such heat, water, lights, electricity and air conditioning as it may require during the term hereof.
- (11) Taxes. The Landlord covenants and agrees to pay when due all taxes and assessments imposed upon the demised premises for the vacant land and improvements by way of general property taxes.
- (12) Fire Insurance. The Landlord covenants and agrees to carry insurance on the improvements on the demised premises insuring the same against hazards covered by fire and extended coverage form of insurance as now contained in policies in effect in the State of South Carolina, at his own cost and expense, and with such companies and endorsements as may be sufficient to provide adequate funds to rebuild or repair such improvements in the event of damage or destruction of the same by fire or other casualty.
- (13) Landlord's Repairs. The Landlord covenants and agrees to make all necessary repairs to the roof and outside walls of the demised premises within a reasonable time after such necessity is called to his attention.
- (14) Tenant's Repairs. The Tenant covenants and agrees at its own cost and expense to make all necessary non-structural repairs to the interior of the