

day of the month, then Lessee agrees to pay a proportionate part of the monthly rent for such period.

Lessee further agrees that within thirty (30) days of the end of each calendar year, it shall furnish to Lessor, through its agent, a statement of the gross sales made at this location for the entire calendar year and shall pay, at the same time, to the Lessor, a sum equal to 1-1/2% of these gross sales, crediting against this amount any rents paid monthly during the same calendar year.

Lessee further agrees that Lessor shall have the right to inspect the books and records of Lessee at any reasonable time in order to verify sales covered hereunder.

3. Lessee covenants and agrees as follows:

(a) To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.

(b) To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee, reasonable wear and tear, damage by fire and the elements, or other causes beyond the Lessee's control excepted.

(c) To promptly execute and fulfill all the ordinances of the City of Greenville, South Carolina, applicable to said premises, and all orders and requirements imposed by the Board of Health, Sanitary and Police Department, for the correction, prevention, and abatement of nuisances in, upon or connected with the premises during the term of this lease, at Lessee's own expense.

(d) To keep the interior of the building, including the plumbing, closets, pipes and fixtures belonging thereto in good repair, and shall take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstruction, to the satisfaction of the municipal and Governmental authorities, during the term of this lease, all at Lessee's expense. Lessor agrees at his own expense to maintain the foundation, exterior walls, and the roof of the building.