

or extra premium payable for such insurance, to pay to the Lessor the amount of any such increase or extra premium.

(d) Not to make any alterations in the leased premises nor to assign the Lease nor sublet the premises without the prior written consent of the Lessor, which consent shall not be unreasonably withheld; but this provision shall not prevent nor shall the consent of the Lessor be required for the subleasing of any concession or department within the premises.

(e) To furnish at its own expense such light, heat, water, power and other utilities as may be necessary for the Lessee's use of the premises.

(f) To observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct of the Lessee's business upon the leased premises.

(g) To remodel and redecorate the premises at its own expense, including such items of remodelling and redecoration as the Lessor and the Lessee have already agreed upon according to the attached statement, and for that purpose the Lessee may have possession of the premises free of rent from the execution of the Lease to the beginning of the term hereof.

(h) Not to attach or place any signs upon the leased building or the roof thereof unless the same shall conform to the Ordinances of the City of Greenville, South Carolina, relating thereto.

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