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building on the premises has been completed and is available for occupancy by Tenant. Should the building become available for occupancy on any day other than the first day of the month it is agreed that the rent for said month shall be prorated.

3. LIABILITY. Landlord covenants and agrees that he will be responsible for all costs, expenses and claims during the construction of the building on the premises and further agrees to hold Tenant harmless from claims of any nature during said period of construction. However after the building has been constructed and becomes available for occupancy by Tenant, the Tenant shall be solely responsible for maintenance of the premises in good and safe condition and Tenant agrees to hold Landlord harmless from any responsibility for any injury to any person, or for damages to any goods or things occasioned by any defect or condition or relating to the use or occupancy of the premises by the Tenant.

4. SIGNS. Tenant shall have the right to place any signs or other advertising devices, at Tenant's sole expense and in compliance with all laws and regulations of the City of Greenville, State of South Carolina, either parallel to the demised premises or at any angle thereto. Upon the termination of the lease, or any option, Tenant agrees to remove all signs or advertising devices, at Tenant's expense, and further agrees to repair any damages which might result to the demised premises from the removal of such signs or advertising devices.

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5. REPAIRS. Landlord covenants that he will, during the first twelve (12) months of this lease, at his own expense, keep and maintain the premises in good order and repair; however, Tenant agrees to notify Landlord during this period of time of any repairs or maintenance that might become necessary. At the end of the first twelve (12) months of this lease it is agreed that Landlord shall not be responsible for or required to make any other repairs of any nature whatsoever during the remaining term of this lease or any option thereof; but Tenant covenants that during said remaining term or any option, that Tenant will at its expense keep and maintain the premises in good order and repair. At the end of the term of this lease or any option thereof Tenant agrees to deliver