

MAINTENANCE, REPAIRS & ALTERATION OF BUILDING: The Lessee agrees to take the building as it now stands. Lessor agrees to maintain the exterior walls and roof of the building and, further, Lessor agrees to maintain the floor of the building and the plate glass on the front of the building. The Lessee agrees to maintain the remainder of the building. Lessee is to pay all utilities.

RENTAL INCREASES: The 1970 tax millage on the premises herein leased is 126 mills for the City of Greenville and 159 mills for the County of Greenville, totaling 285 mills. In the event the millage is increased on said premises, then the Lessee agrees to pay as additional rent any increased millage over and above the 1970 level of 285 mills; said payment to be made by Lessee to Lessor within 30 days after receipt of notice of the increased millage and the amount of additional charge by reason thereof.

LIABILITY: Lessee covenants that it will save Lessor harmless against any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease. Lessor may require the Lessee to carry premises liability insurance in such amount as is reasonable under the circumstances.

TAXES & HAZARD INSURANCE: Lessor shall pay all property taxes and hazard insurance premiums due on said property during the term of this Lease Agreement; provided, however, that any increase in millage shall result in additional rent as hereinabove specified.

CONDEMNATION OF DEMISED PREMISES: If the premises or a substantial portion thereof shall be taken for public or quasi-public purposes under the power of eminent domain, then this lease shall terminate as of the date possession shall be taken by such authority and the rent shall be paid up to that date with a proportionate refund by the Lessor of any rent paid in advance.

LOSS BY REASON OF FIRE OR CASUALTY: If the premises are damaged or destroyed by reason of fire, or other casualty, then the Lessor shall have the option of restoring the premises to its original condition and during the term of construction rents shall cease and shall commence only when the Lessee is able to operate the business