

endorsed hereon. However, Landlord shall not unreasonably withhold consent.

FIFTH: The Tenant shall keep said premises in good and sufficient condition and repair, and shall also redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions, or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord except as set forth below. In the event any such signs are placed upon said building under this paragraph they shall conform to the City Ordinances of the City of Greenville, South Carolina, relating thereto. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. If this lease covers premises, all or a part of which are on the ground floor, the Tenant further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Tenant agrees to replace at his own expense any and all broken glass on the demised premises. The Tenant agrees to pay the cost of repairs to the heating and air-conditioning system where the cost of any one said repair is \$100.00 or less.

SIXTH: Tenant shall pay all charges for water, gas, heat and electricity used in and upon said premises.

SEVENTH: The Landlord shall have the right to enter the demised premises at reasonable hours during the day to examine the same, or to run telegraph or other wires, or to make such repairs,

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