

(4) No additional locks, bolts, or attachments shall be placed on any door or window of the building. Lessee, at its expense, have duplicate keys made but only for the possession of its employees who work within the premises.

(5) No animals or birds, bicycles or other vehicles shall be allowed in the halls, corridors, or elsewhere in the building.

(6) The water closets, wash basins, sinks, and other apparatus shall not be used for any other purpose than those for which they were constructed and no sweepings, rubbish or other substance shall be thrown therein nor shall anything be thrown by the tenants, their agents or employees, out of the windows, doors, or other openings.

(7) If any Lessee desires telegraphic, telephonic, or other electronic connections, the Lessor or its Agent will direct the electricians as to where and how the wires may be introduced and without such directions, no boring or cutting for wires will be permitted.

(8) No shade or awning shall be put up, no painting done, or any alterations made in any part of the building by putting up or changing any partitions, doors or windows nor shall there be any nailing, boring, screwing into woodwork or walls or plastering, nor shall there be upon the premises any engine, boiler, or other machinery without the written consent of the Lessor in each and every instance.

(9) Lessee, its employees, clerks or servants shall not use the demised premises for the purpose of lodging rooms or for any immoral or unlawful purposes.

(10) No room or rooms shall be occupied or used as sleeping or lodging apartments or for any other purpose than the purpose for which same is leased at any time.

(11) No tenant shall permit gambling or unlawful practice or practices of any kind in the leased premises.

(12) Nightwatch: The Lessor may establish a nightwatch and if established after 7:00 P.M., the building is in charge of the nightwatchman, and every person entering or leaving the building is expected to be questioned by him as to his business in the building if unknown to the watchman.

(13) The Lessor or its agents or watchman shall have the right, with a passkey or otherwise, to enter any premises in the building at any time to examine the same and to make such alterations, repairs, or additions as it shall deem necessary for the safety, preservation, cleanliness or improvement of the building.

(14) Lessee shall not install or operate vending machines of any kind in the leased premises without the written consent of the Lessor.

(15) All glass, locks and trimmings, in or about the doors and windows, and all electric globes and shades, belonging to the building shall be kept whole, and whenever broken by and Lessee, shall be immediately replaced or repaired and put in order by such Lessee under the direction and to the satisfaction of the Lessor, and, on removal shall be left whole and in good repair.

(16) Lessor reserves the right to make and enforce such other reasonable rules and regulations as in its judgment may be deemed necessary or advisable from time to time to promote the safety, care and cleanliness of the premises and for the preservation of good order therein.

*Change of Name:* 47. Lessee agrees not to change the advertised name of the business operated in the leased premises without the written permission of Lessor.

*Special Stipulations:* 48. Insofar as the following stipulations conflict with any of the foregoing provisions, the following shall control:

**DOCUMENTARY STAMPS.** 49. The Lessee, upon signing this lease, agrees to make immediate payment for Documentary Stamps as required by Section 65-688.1 of South Carolina law (to include payment of any taxes which may be imposed in the future in lieu of the following) by paying the amount calculated as follows which shall be used to purchase Documentary Stamps which shall be affixed to the Lessor's original of this lease and designating cancellation of same by inserting across the face of the stamps the date that the stamps were affixed (or in any manner the S. C. law may letter require):

Total rental due in primary term	\$	7,968.96
Less allowed exclusion	-	5,000.00
Total taxable rent		2,969.00
Divided by 100		296.90
Multiplied by four (4) cents per one hundred (100) dollars	x	.04
Total amount now due	\$	1.19

The Lessee agrees to pay the above amount by separate check upon signing this lease. It is agreed that if the Lessee fails to make payment of these taxes, when due, that the Lessor shall have the right to make such payment on behalf of the Lessee and such payment shall become additional rent due for the month in which such taxes are paid and shall be due and payable on the first day of the calendar month following the date of payment.

This lease contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or written, between the parties not embodied herein shall be of any force or effect.

**Successors:** 50. All rights and liabilities herein given to or imposed upon the respective parties hereto shall extend to and bind the successors, heirs, executors, administrators, successors, and assigns of the said parties, and if there shall be more than one Lessee, they shall be bound jointly and severally by the terms, covenants and agreements herein. No rights, however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved in writing as provided in Section 28-1-10.

**Entire Agreement:** 51. All covenants, stipulations, conditions, and other provisions herein shall be deemed to be the entire agreement between the parties hereto and shall supersede all other agreements, oral or written, between the parties hereto.

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