

Eighth: The Lessor shall not be responsible for any accident or injury to any person or loss or damage to any property on, near, or related to the demised premises. The Lessee further agrees that he will indemnify and hold harmless the Lessor from and against any and all liability imposed upon the Lessor or his employees, agents, servants, or bailees for any and all damage both to persons and property arising out of or in any way connected with the use of the leased premises by the Lessee, provided, however, said indemnification and hold harmless agreement shall not apply to damages or injuries to persons or property arising out of or connected with any structural defects of the premises, or such as are a result of the negligence of the Lessor or his agents and/or employees.

Ninth: Lessee shall pay all charges for water, garbage, gas, heat, electricity, sewage, and all other utilities or services used in and upon said premises. Any such utility charges billed directly to the Lessor shall be paid for by the Lessee or the Lessee shall reimburse the Lessor for payment of such charges made by him. It is understood and agreed that Lessee shall pay the Lessor a flat rate of \$100.00 per year for water, payable one year in advance, with the first payment being payable at the date hereof. All electric and telephone wiring will be admitted to the building from the rear; any other arrangement must be approved by Lessor and the expense for same born by Lessee. The Lessor shall provide and pay the waste water treatment fee charged against this property, however, Lessee agrees to reimburse Lessor on the basis of \$60.00 per year during the term of this lease and any renewal thereof for such fee. As to the air conditioning and heating units, the Lessor agrees to provide ordinary service and preventative maintenance for said units, including providing the filters for Lessee to change twice a year; and for this service the Lessee shall pay the Lessor Five Hundred and No/100 (\$500.00) Dollars per year, the first payment being due on the date hereof. Lessor further agrees to repair and/or replace at his own expense said air conditioning and heating units if such repair or replacement of either or both become necessary during the term of the lease in order for said units to function properly. Said payment covers all repairs or replacement cost of heating and air conditioning. Lessee shall be responsible for cleaning the heat and cooling trunks of the subject units, providing janitorial and renovating services, and the cost of additional filter changes desired by Lessee. Lessee agrees to contact the Lessor at any time he observes any abnormal conditions in the operation of said units; and in the event the units are inoperative and they cannot reach Lessor, Lessee shall contact Greenville Mechanical, Inc. for repair service and also contact the Lessor as soon as possible thereafter. No outside telephone booths will be permitted without Lessor's written consent. No outside storage will be permitted at either the front or rear of the demised building.

Tenth: Lessor has provided adequate facilities to turn off water for repairs or in the case of freezing weather and Lessee will be responsible for repairs to any water lines bursting from freezing weather.

Eleventh: The Lessee will have the four (4) parking spaces immediately in front of the unit of the demised premises for parking and use by Lessee's customers. Lessee agrees to discourage and when possible prohibit use of Lessee's and adjoining parking areas for other than customer and business parking.

Twelfth: The Lessor, or his agents or designees, including authorized repairmen, shall have the right to enter the rented premises at any time with the approval of Lessee or his agent, for any reasonable purpose. However, Lessor shall not interrupt Lessee's business unless it is absolutely necessary.

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