

V. The Tenant covenants and agrees to use the demised premises only as mercantile store for the wholesale and/or retail sale of hardware and allied and related mercantile lines, including furniture and house furnishings.

VI. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for thirty days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorneys' fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.

VII. Said premises in whole or in part shall not be let or underlet by the Tenant, nor shall said premises be used or permitted to be used by him for any purpose other than as above mentioned, nor shall this Lease be assigned by him, without the written consent of the Landlord endorsed hereon.

VIII. The Tenant shall keep said premises in good and sufficient condition and repair, and shall also re-decorate, 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. 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 not constituting stock in trade. 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.

IX. It shall be the duty and responsibility of the Landlord to maintain the roof and the outer walls in a safe and sound condition. If a leak in the roof or walls occurs, the Tenant shall forthwith notify the Landlord who shall have same properly repaired within ten days from the receipt of such notice.

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

XI. The Landlord shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

XII. The Tenant agrees to observe and comply with all laws, ordinances, rules, and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises which may affect the interests of the Landlord and the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

XIII. The Tenant has hired the demised premises without any representations on the part of the Landlord as to the present or future condition of the demised premises.