

UTILITIES:

14 - Tenants shall pay for all water, gas, electricity, and heat used on said premises during the term of this lease.

SUB-LEASE OR ASSIGNMENT:

15 - Neither Tenants nor any court or officer thereof or receiver or trustee in bankruptcy shall assign or transfer this lease or any part thereof or interest therein, or sub-let said premises or any part thereof, without the consent in writing of Owners. Tenants shall always remain liable for any default of any assignee, transferee or sub-tenant. Tenants and any such assignee, transferee or sub-tenant shall, at the termination of this lease, quietly surrender said premises to Owners.

16 - If Tenants, or any one of them, shall file a voluntary petition in bankruptcy, reorganization or receivership, or make an assignment for the benefit of creditors, or if any involuntary petition in bankruptcy, reorganization or receivership is filed against Tenants, or any one of them, and any fiduciary appointed in connection therewith is not removed within 60 days thereafter, any such event shall, at Owners' option, constitute a default hereunder which shall entitle Owners to cancel this lease.

INSURANCE:

17 - Tenants shall, at Tenants' expense and naming Owners as co-insureds, carry sufficient public liability insurance in a company approved by Owners to cover any and all claims for personal injury or property damage arising from the operation of the premises as a parking lot.

USE OF PREMISES:

18 - No part of said premises shall be used, or in any way appropriated for gambling or unlawful practice or practices, and no intoxicating liquor or liquors shall be sold upon any part of said property. The premises and any building or improvements thereon shall, during the term of this lease, be used only and exclusively for lawful and moral purposes, and no part of the premises and improvements thereon shall be used in any manner whatsoever for any purpose in violation of the laws of the United States of America, the State of South Carolina, or the ordinances and laws of the City of Greenville. Tenants agree to comply with all laws, ordinances, or orders enacted or passed during the term of this lease insofar as leased premises are concerned.

GENERAL PROVISIONS:

19 - At the expiration of the term of this lease and/or the termination thereof, the Owners may without notice immediately re-enter and possess said premises, and the Tenants shall immediately surrender said premises to the Owners; but should the Owners permit the Tenants to continue to occupy the premises for any time thereafter, the Tenants shall immediately become Tenants from month to month, by the month, at such rental payable monthly and under such other terms and conditions as the Owners may require.

E. F. C. *[Signature]*
J. J. *[Signature]*
S. D. *[Signature]*
[Signature]