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and until a lower rate or rates or charges are consented to in writing by the Grantor, its successors and assigns; and the Grantee shall at all times maintain such services in substantially the same or better condition than they now exist, and shall furnish substantially the same or better service as is now being furnished. The Grantee covenants and agrees that the industrial rates for water will not be increased without first obtaining the written consent of the Grantor, its successors or assigns.

(2) To maintain the water, fire protection and sanitary sewerage disposal systems, and all apparatus and equipment used in connection therewith, or forming a part thereof, in a good and sufficient state of repair, to supplement and replace such equipment as good and sufficient operation may require, and to enlarge or supplement the capacity of such distribution systems as the use thereof may necessitate, and in all respects to render to the residents, churches, schools, businesses and similar institutions and establishments of Piedmont Manufacturing Company Village aforesaid water, fire protection, sewerage and garbage disposal services comparable to those now rendered in the Village of Piedmont Manufacturing Company.

(3) To provide sufficient funds and to enter into satisfactory agreements with Duke Power Company, its successors or assigns, so as to provide for street lighting services for Piedmont Manufacturing Company Village comparable to those now being furnished.

(4) To operate and maintain the fire protection system and hydrants herein conveyed as a part of the fire protection system, and to maintain water pressure sufficient to meet the reasonable needs of the community.