

That in the event the building so leased is in no condition to be used by reason of any loss covered under the terms of the insurance policy heretofore referred to, that no rental shall be paid by the Tenant during the time of repairs. However, it is agreed that the Landlord and Tenant shall use every reasonable means to repair, construct or remodel said building within a reasonable time.

5. The Tenant agrees that he will sell no liquor or allow the same to be sold upon said premises herein described, other than beer and wine of the alcoholic content prescribed by the Statutory Laws of the State of South Carolina.

6. The Tenant, upon notifying the Landlord in writing Sixty (60) Days prior to expiration, shall have the right to renew this Lease for an additional term of Eight (8) Years, upon such terms and conditions as may be mutually agreed upon, by and between the parties hereto. Should the parties be unable to agree upon the terms of the renewal, the Tenant shall appoint one arbitrator and the Landlord one arbitrator, who shall select a third and the decision of the majority shall be binding upon the parties hereto.

7. The Tenant agrees to pay as commissions for the negotiation of this Lease the sum of \$300.00 to A. E. McKinney.

8. The Tenant will be responsible for any maintenance, upkeep or repairs to the building, except the roof, and will make no major improvements without the prior written consent of the Landlord. The said written consent is given by the Landlord at this time for the improvements attached hereto and marked Exhibit A, and the same is made a part of this Lease.

9. The Landlord shall repair the roof, should it leak. The roof is now considered sound.

10. It is mutually agreed that if any instalment of rent be pastdue and unpaid by the Tenant for a period of Thirty (30)