

specifically exempted from the premises and belongs entirely to the Lessors.

The Lessee further covenants and agrees:

(a) To pay all gas, electricity, utilities and other services furnished to the demised premises during the term of this Lease, or any renewal hereof.

(b) To pay all costs of repairs, additions or alterations that is agents, servants or employees may contract for.

(c) Not to violate or permit to be violated any of the conditions of any standard insurance policies on said premises, and that the Lessee shall perform and satisfy the requirements of the companies writing such policies.

(d) That upon expiration of any of the within demised periods, or period, all rent due or to become due shall be paid before any property, goods or chattels of the Lessee are removed from said premises.

It is mutually agreed and understood that for and in consideration of the covenants and agreements given on the part of the Lessee, that the Lessors shall not permit any gasoline service stations to be erected on any property now owned by them along U. S. Highway No. 29 near the Town of Greer, S. C.

It is further understood and agreed that the Lessee at no time will allow any intoxicating beverages of any nature or kind to be sold upon said premises, or to do or allow to be done on said premises anything that could be constituted as a public nuisance or engage in, or allow to be engaged in, anything in violation of the criminal laws of the State of South Carolina and the breach of this condition shall revoke said Lease if the Lessors so desire.