

from any and all claims.

10. Lessor shall at all times maintain the roof and exterior of said building in good condition and shall be responsible for all structural repairs. Any remodeling, improvements or alterations that the Lessee may deem necessary during the life of this lease shall be at Lessee's own costs and expense. However, same shall not be made without the prior permission of the Lessor, and the Lessee does hereby covenant and agree that if any of the glass on the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall repair said glass with glass of like size and quality at its own expense.

11. That the Lessee agrees that it will keep said premises in a good state of repair and at Lessee's own cost and expense, and agrees that at the end or other expiration or termination of this lease, it will quit and deliver up the said demised premises in good condition.

12. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

13. Should all or any part of said premises be taken under the right of eminent domain by any agency of the United States Government, the State of South Carolina, the City of Greenville, South Carolina, or anyone else, the Lessor or the Lessee shall have the right to cancel this lease by giving notice to the other party. In such case any unmatured rent shall abate.

14. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are

(Continued on Next Page)