

and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord. In the event any such signs are placed upon said building under this paragraph they shall conform to the City Ordinances of the City of Greenville, South Carolina, relating thereto. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. If this Lease covers premises, all or a part of which are on the ground floor, the Tenant further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Tenant agrees to replace at his own expense any and all broken glass on the demised premises.

SIXTH. Tenant shall pay all charges for water, gas, heat, and electricity used in and upon said premises.

SEVENTH. The Landlord shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), and to exhibit the said premises beginning three months prior to the expiration of the demised term, and at this time put upon them the usual "To Let" and "For Sale" signs.

EIGHTH. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's

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