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laws and building codes in a good and workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessors. No structural changes may be made by Lessee without the written approval of Lessors, and said Lessors written approval shall not be unreasonably withheld.

SIGNS

6. Lessee shall have the free and uninterrupted right to erect and maintain signs on the leased premises including the parking lot and front of the building.

PARKING AREAS

7. Lessors will at all times keep all parking areas used by Lessee or Lessee's customers in good repair. Such maintenance and repair shall not include removal of snow and ice. It is understood and agreed that the parking area is a common parking area not limited to the exclusive use by Lessee.

ACCESS

8. Lessee will permit said Lessors and the agents of said Lessors to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions and alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

PLATE GLASS

9. Lessors will be responsible for the maintenance of the plate glass in the leased premises.

SURRENDER AND DEFAULT

10. Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are or may be put by said Lessors, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rent specified in this

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