

(7) The Lessee agrees to accept the premises just as it stands unless otherwise agreed upon in writing and the Lessee agrees that, in the event the Lessee desires to make any improvements or alterations to the premises herein leased, same shall be done at Lessee's expense but only upon the condition that the general plan and specifications of such improvements be first submitted to the Lessor for its approval in writing. The Lessee agrees to make any alterations or improvements on the premises only with the written consent of the Lessor.

(8) The Lessee covenants and agrees with the Lessor that it will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance nor do or permit to be done on said premises anything which may render void or voidable any policy of fire insurance on said premises or which may cause the Lessor to have to pay a fire insurance premium at a rate in excess of that which it would ordinarily be required to pay. Lessee agrees that it will not use or permit said premises to be used in violation of any State or Federal laws or ordinances of the City of Greenville.

(9) The Lessee shall not have the right to assign or sublet the within premises or any part thereof without the written consent of the Lessor.

(10) The Lessee shall keep, save and hold harmless the Lessor from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee, the Lessee's agents or servants or from any loss or damage arising from any fault or negligence by the Lessee

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