

Section 5. Subletting. The Tenant shall not assign this Lease in whole or any portion of the term, nor underlet the whole or any part of the leased premises, nor allow the leased premises or any part thereof to be occupied by any person other than Tenant, or its agents or employees. Under no circumstances and no condition shall Tenant be relieved of its obligations under this Lease so that irrespective of any such assignment or subletting, Tenant shall remain fully obligated and bound to keep and perform each and all of its covenants, agreements and conditions as set out herein unless specifically approved in writing by the Lessors. Lessors agree not to withhold unreasonably their consent to any subsequent arrangement by the Tenant as to use or subletting of the leased premises by the Tenant. The Tenant, with such written consent of the Lessors, may use the premises for any other purpose not in conflict or in violation of the laws and regulations of the State of South Carolina, Greenville County and/or the City of Greenville, South Carolina, should the property be annexed to said City.

Section 6. Surrender of Premises. Tenant will during the term of this Lease keep, and at the expiration thereof deliver up, the leased premises in as good order and condition as they are at the time possession thereof is delivered by Lessors to Tenant, reasonable wear and tear, and damage beyond the reasonable control of Tenant, excepted, and Tenant will make good any injury or damage to the leased premises or the fixtures, equipment and appurtenances located therein caused by Tenant or by the employees, agents, licensees, invitees or customers of Tenant, except that any such liability of the Tenant shall be reduced by any insurance recoveries for such damages received by the Lessors.

Section 7. Alterations and Improvements. Tenant shall not make any alterations, additions or improvements to the leased premises, including signs, advertisements, or name-plates erected upon the exterior of the building or upon its grounds, without the prior written consent of Lessors. Tenant shall make request thirty (30) days prior to the commencement of such improvements. The Tenant, at its own expense, shall furnish the Lessors with the plans and specifications of any alterations, improvements or additions which the Tenant proposes to make to the leased premises, such plans and specifications to be submitted to the Lessors at the time the Tenant requests permission of the Lessors to make such improvements. Such consent shall not be unreasonably withheld by the Lessors. All alterations, additions or improvements to be made to the leased premises as provided in this Section shall be made at the expense of the Tenant. In the event the Tenant undertakes to make alterations, additions or improvements to the leased premises, as herein provided, and in the event the Tenant fails to pay in full the costs of such alterations, additions or improvements, the Lessors may, at their election, pay the balance due on such improvements and charge it to the Tenant as additional rent which additional rent shall become due and payable on the first day of the month following payment for such improvements by the Lessors.

Section 7 a. Fixtures and Equipment. Any equipment and fixtures placed on the premises by the Tenant may be removed by the Tenant at the end of the term, provided it restores the premises in the same condition as existed at the time the fixtures or equipment were installed, reasonable wear and tear excepted.

Section 8. Maintenance of Premises by Tenant. In addition to the covenants prescribed by Section 6 of this Lease, the Tenant agrees to maintain the demised premises as follows:

(Continued on Next Page)