

payment of rent shall be by check, payable to Hortense M. Stallworth as representative of all the Lessors unless and until Lessee shall be notified by Lessors in writing to make payment to some other person as representative.

(3) The Lessee agrees to pay all charges for water, gas and electric power used on said leased premises during the term of this Lease and keep the plumbing, electrical wiring, heating plant and excessories in such repair as the same are at the commencement of this term; to repair any damage to the said leased premises that may be caused by the negligence or carelessness of the said Lessee: to keep said leased premises in a clean and sanitary condition and deliver the same at the termination of this Lease in as good condition as they were at the beginning of the term of this Lease, ordinary wear and tear excepted.

(4) The Lessors agree that they will make any and all structural repairs needed and will keep the roof and outer portions of the building in good condition.

(5) The Lessee reserves the right and privilege at the expiration of this Lease of removing any and all trade fixtures and other fixtures of a similar nature which may be installed at the expense of the Lessee, provided the rental payable hereunder shall have been paid in full.

(6) The Lessee is hereby given the right and privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the building; provided that the same shall comply with the laws, ordinances and regulations applicable thereto, of the City of Greer, County and State aforesaid.