

4. The Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances thereon, and shall, in the use and occupancy of the premises, conform to all laws, orders and regulations of the Federal and State Governments and any department thereof applicable to the premises. All improvements made by Lessee to the premises which are so attached to the premises that they cannot be removed without substantial injury to the premises, shall become the property of the Lessor upon installation. The Lessee shall not make any alterations, additions, or improvements in, to or about the premises without the Lessors written consent.

5. The Lessee shall pay all costs, including a reasonable Attorneys fee of Lessor's Attorneys, should the lessor be compelled to commence or sustain an action at law to collect said rent or parts thereof or to dispossess the Lessee or to recover possession of said premises.

6. The Lessee shall keep all and every part of the premises in good condition.

7. The Lessee shall pay for all utilities.

8. This lease is made upon the express condition that the Lessor shall be free from all liabilities and claims for damages and or suits for or by reason of any injury or injuries to any person or persons or property of any kind whatsoever, whether the person or property of the lessee, his agents or employees, or third persons, from any cause or causes whatsoever, while in or upon said premises or any part thereof during the term of this lease or occasioned by any use of said premises or any activity carried on by lessee in connection therewith and the Lessee hereby covenants and agrees to indemnify and save harmless the Lessor from all liabilities, charges, expenses (including Attorneys fees)

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