

11. Tenant shall not commit or suffer to be committed any waste or nuisance upon said premises.

12. Any additions to or alterations of said premises shall become at once a part of the realty and belong to Landlord. At the termination of the Lease, Landlord may require that Tenant ~~XXXXXXXX~~ remove any such alterations, improvements, or additions at the expiration of the term and restore the premises to their original condition.

13. Tenant shall, at its sole cost, keep and maintain said premises and appurtenance and every part thereof in good and sanitary order, condition and repair. By entry hereunder, Tenant accepts the premises as being in good and sanitary order, condition and repair and agrees on the last day of the said term, or sooner termination of this Lease, to surrender to Landlord said premises in a clean and orderly condition and Tenant shall repair any damage to the premises.

14. Tenant shall pay for all services supplied to said premises.

15. Tenant shall permit Landlord and her agents to enter into and upon said premises at all reasonable times for the purpose of inspecting the same; and shall permit Landlord at any time within sixty (60) days prior to the expiration of this Lease to place upon said premises any usual or ordinary "For Sale", "To Let" or "To Lease" signs provided Tenant does not exercise its option to purchase as set forth in Paragraph 21.

16. Any amount due from Tenant not paid when due shall bear interest at seven percent (7%) per annum from the date due.

17. Any notice herein required or permitted to be given shall be deemed given if and when mailed, certified, postage prepaid, and properly addressed to Tenant or Landlord at the following addresses:

Jural Associates, Inc.
Post Office Box 10207
Greenville, South Carolina 29603

Dorothy F. Harron
328 Marble Lane
Palm Springs, California 92262
and

Anderson, Ablon & Dennis
3600 Wilshire Boulevard, Suite 1700
Los Angeles, California 90010

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