

terminate hereunder and in event of failure to so notify Owner, the Lease shall continue to remain in full force and effect.

ARTICLE XII.

TENANT'S PROPERTY

All Tenant's personal property of every kind or description which may at any time be in the demised premises shall be at Tenant's sole risk, or at the risk of those claiming under Tenant, and Owner shall not be liable for any damage to said property or loss suffered by the business or occupation of Tenant caused by water from any source whatsoever or from the bursting, overflowing or leaking of sewer or steam pipes or from the heating or plumbing fixtures or from electric wires or from gas or odors or caused in any manner whatsoever except as may result from and be caused by the negligence of Owner or its agents or employees.

ARTICLE XIII.

ACCESS TO LEASED PREMISES

Owner and Owner's authorized representatives shall have the right to enter upon the Leased Premises at all reasonable hours for the purpose of inspecting the same or of making repairs, additions or alterations thereto, or to the building in which the same are located, or for the purpose of exhibiting the same to prospective tenants, purchasers or other, provided such access to the Leased Premises shall not unreasonably interfere with the operation of Tenant's business.

ARTICLE XIV.

SURRENDER OF LEASED PREMISES

Tenant covenants and agrees to deliver up and surrender to the Owner of the Leased Premises upon expiration of this Lease, or its earlier termination as herein provided, broom clean and in as good condition and repair as the same shall be at the commencement of the term of this lease, or may have been put by the Owner during the continuance thereof, ordinary wear and tear and damage by fire or the elements excepted.

ARTICLE XV.

ASSIGNMENT AND SUBLETTING

Tenant may assign this lease or sublease the whole or any part of the Leased Premises only with the prior written consent of Owner and such consent shall not be unreasonably withheld.

ARTICLE XVI.

INSURANCE

1. Tenant agrees to maintain and to pay for during the term of this lease and any extension thereof, the following insurance covering the Leased Premises: Public Liability Insurance with limits of not less than One Million and No/100 (\$1,000,000.00) Dollars as to any one accident, and Property Damage Insurance with

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