

7. ALTERNATION and IMPROVEMENTS The Tenant shall keep said premises in good and sufficient condition and repair, and shall also re-decorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alternations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the lease. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord. In the event any signs are placed upon said building under this paragraph they shall conform to the City Ordinance of the City of Greenville, South Carolina, relating thereto. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. The Tenant agrees to replace at its own expense any and all broken glass on the demised premises.

It is further agreed by and between the parties that the Tenant may at its own expense add an addition to the present building, said addition to be built at least three (3) inches from the property line of the adjoining vacant lot. Before beginning such addition the Tenant shall submit plans for said building to the Landlord for his approval and shall not begin work on said addition until the plans are approved by the Landlord.

8. UTILITIES Tenant shall pay all charges for water, gas, heat, and electricity used in and upon said premises.