

C. To observe and comply with all the ordinances and regulations of the State of South Carolina and the County of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention and abatement of nuisance in, upon, or connected with the premises during the term of this lease, at Lessee's own expense.

D. To keep the entire building, including foundation, exterior walls, roof, interior, plumbing, closets, pipes, and fixtures belonging thereto in good repair, and take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstruction, to the satisfaction of the municipal and governmental authorities, during the term of this lease, all at Lessee's expense.

E. To pay all utility charges for water, electric power and gas on the said premises.

III.

Lessor covenants and agrees as follows:

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof provided that this lease shall not imply any obligation of the Lessor to keep said leased premises or any part hereof in good repair.

C. To pay when due all real property taxes on the leased premises, provided, however, that any increase or escalation in property taxes after the year 1974 shall be paid by the Lessee.

IV.

Lessee agrees to carry fire insurance on the building on the premises hereby leased during the entire term of the lease. Said policy to be written in the name of and for the benefit of the Lessor and the

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