

of the demised premises or permit such premises to be used for any purpose in violation of the laws and regulations of the State of South Carolina or the City of Greenville applicable from time to time to the demised premises, or in any manner which would be offensive to guests of the Motor Inn or to the Landlord.

4. If the rating of the restaurant, coffee shop, soda fountain, lounge or other food serving facility to be operated by the Tenant upon the demised premises shall at any time fall below that of Grade A, the Tenant shall take such steps as may be necessary to restore the rating to Grade A; and if the Tenant shall fail to do so before the expiration of Thirty (30) days, then the Landlord may at its option cancel or terminate this lease. It is understood that the Tenant will serve beer, wine and alcoholic liquors in the restaurant and lounge. If the Tenant should fail, for any reason whatever, to do so, the Landlord, at its option, may cancel or terminate the lease.

5. Except as mentioned below, Tenant shall operate the restaurant and have it open for business every day of the year from 6:30 A.M. to 9:30 P.M. Monday through Friday and 7:30 A.M. to 8:30 P.M. on Saturdays and Sundays. Tenant may be closed on Christmas Day and at such other times as authorized by the Landlord. If Tenant wishes to operate longer hours, such will be permitted.

6. Utilities and other services for the demised premises shall be provided as follows:

(a) The Tenant shall provide and maintain janitorial service to insure the cleanliness of the interior of the premises, including walls, flooring, ceilings, furnitures, fixtures, range hoods, restrooms and equipment.

(b) All utilities shall be separately metered for the Tenant's premises and the cost thereof shall be borne by the Tenant.

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