

Third: The Lessor agrees to pay all fire insurance and ad valorem property taxes on the land and improvements constructed by the Lessor. The Lessor agrees to pay all utilities and taxes, if applicable, on personal property installed by the Lessee.

Fourth: Should the building be damaged or destroyed by fire or other casualty, the Lessor shall promptly repair and restore the building to its former condition. Whereupon this lease shall continue in force and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

Fifth: The Lessor does hereby covenant and agree that it will maintain the roof of the building. The Lessee covenants and agrees that it will maintain the remaining premises in good condition and repair at its own expense including the repairing of all broken glass and all other injuries done to the premises during the term of this lease, ordinary wear and tear excepted, and the Lessee further agrees that it will make no alterations in the premises without the written consent of the Lessor. It is further understood and agreed that the Lessor shall not pay for or be liable for any damages from leaks or other damages caused by the condition of said roof should any occur, except those due to the Lessor's negligence after written notice from the Lessee and a reasonable time to repair has expired.

Sixth: In the event of a bankruptcy of the Lessee or in the event it should be placed in the hands of a Receiver, or should it be made an assignment for the benefit of creditors, then in either event the Lessor may, at its option, declare this lease immediately terminated and take possession of the premises.

Seventh: Should the Lessee fail to pay any installment of rent within fifteen (15) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event the Lessor may at its option either declare the rental for the entire term immediately

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