

The Lessee covenants and agrees to pay the Lessor as a rental for said premises the sum of Six Hundred and No/100 Dollars (\$600.00) per month, payable in advance on or before the first day of each and every calendar month during the life hereof. The Lessee further covenants and agrees:

(a) That he will use the demised premises solely for the purpose of conducting thereon the business of a restaurant and lounge.

(b) That he will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of the premises against fire or other casualty or which might render any additional premiums payable therefor.

(c) That he will neither do or permit anything to be done on the premises which might constitute a public or private nuisance, or which is in violation of any laws of the United States, the State of South Carolina or the City of Greenville, South Carolina.

(d) That he will not assign or sublet the demised premises in whole or in part, without the Lessor's written approval and that he will occupy and use the demised premises throughout the period of said lease solely in the operation of his restaurant and lounge business as aforesaid.

(e) That he will provide at his own expense such heat, lights, water, electricity and other utilities as he may require.

(f) That he will make no alterations in the demised premises without first securing the Lessor's written approval and that the termination hereof, he will deliver up the premises in as good condition as they shall be at the beginning hereof, reasonable wear and tear alone excepted.

(g) That he will at all times keep the demised premises in a clean and orderly condition, and in a reasonably good state of repair.

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