

in Lessor; and Lessee agrees, if required by South Carolina law and reasonably requested by Lessor, to execute and deliver to Lessor such deed or deeds of conveyance reasonably necessary to confirm and evidence such title in Lessor.

ARTICLE 7

Removal of Trade Fixtures, Appliances,

Other Equipment and Improvements

Section 7.1. All trade fixtures, appliances and other equipment and personal property existing, placed or installed in or on Demised Premises prior to or during the Demised Term by Lessee shall remain the property of Lessee, and may be removed by Lessee at any time during the Demised Term, or within fifteen (15) calendar days subsequent to the expiration of Demised Term, provided that for each day subsequent to Demised Term while Lessee remains in occupancy for such removal, Lessee shall pay to Lessor a per diem charge of \$555.55, payment thereof to be due and payable to Lessor on completion of the removal but in no event later than the last day of the 15-day period. At the expiration of the Demised Term Lessee shall remove from the Demised Premises all signs and equipment.

ARTICLE 8

Inspection of Demised Premises by Lessor

Section 8.1. Lessor or Lessor's representative shall have the right at all reasonable times during the Demised Term, upon reasonable notice to Lessee, to enter upon any part of the Demised Premises for the purpose of determining whether the conditions and covenants contained in this Lease are being kept

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