

6. OPTION TO RENEGOTIATE.

Landlord hereby extends to Tenant the right to renegotiate the within lease at the end of the primary term hereof, on terms to be arrived at and agreed between the parties hereto; Landlord agrees that it will extend to Tenant the right to renew this lease or re-lease the within premises on terms no less favorable than is offered to or by any third party.

7. UTILITIES.

Tenant shall be responsible for and pay when due all charges for utilities, including water, sewer, electric bill and any others that may be charged against said premises.

8. COMPLIANCE WITH APPLICABLE LAWS.

Tenant, at its sole expense, shall comply with all laws, orders and regulations of federal, state and municipal authorities, and with any direction of any public officer, pursuant to law, which impose any duty upon Landlord or Tenant with respect to the leased property. Tenant, at its sole expenses, shall obtain all licenses or permits which may be required for the conduct of its business within the terms of this lease, or for the making of alterations, improvements or additions, as approved by Landlord, and Landlord, where necessary, will join with Tenant in applying for all such licenses or permits.

9. SURRENDER.

At the expiration of the lease term, unless the same be extended, Tenant shall surrender the leased premises in as good condition as it was at the beginning of the term, reasonable use and wear and damages by the elements excepted.

10. DEFAULT.

If the leased property shall be deserted or vacated, or if proceedings are commenced against Tenant in any court under

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