

of the demised premises, and the sidewalks connected thereto, during the term of this lease.

SECTION FOUR

CONDITION OF PREMISES

Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

SECTION FIVE

ASSIGNMENT AND SUBLETTING

Without the prior written consent of lessor, lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting concession, or license without the prior written consent of lessor, or an assignment or subletting by operation of law, shall be void and shall, at lessor's option, terminate this lease.

SECTION SIX

ALTERATIONS AND IMPROVEMENTS

Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of lessor. All alterations, changes and improvement built, constructed, or placed on the demised premises by lessee with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between lessor and lessee, be the property of lessor and remain on the demised premises at the expiration or sooner termination of this lease.

SECTION SEVEN

Lessee shall be responsible for arranging for and paying for all utility services required on the premises.

SECTION EIGHT

SURRENDER OF PREMISES

At the expiration of the lease term, lessee shall quit and surrender

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