

as may be necessary for safety or preservation thereof; also to permit Lessor to place on premises notice of "For Sale" and "To Rent" and not interfere with same.

9. Not to assign this lease nor sublet the premises or any portion thereof without written consent of Lessor.

10. Not to make any contract for construction, repair, or improvement on, in, of, or to premises, or any part thereof, or for any work to be done or materials to be furnished on or to premises, or any part thereof, without providing in such contract or agreement that no lien of mechanics or materialmen shall be created or shall arise against the above-described land and/or building or improvements at any time located thereon. All persons furnishing any work, labor or materials, as well as any other persons whatsoever, shall be bound by this provision and by the notice thereof from and after date of this lease, and notice is hereby given that no mechanic's lien, materialmen's lien, or any other incumbrance made by or obtained against Lessee, or his interest in demised land and/or the building or improvements thereon, shall in any manner or degree affect the title or interest of Lessor in land and/or the building or improvements thereon. To that end, Lessee agrees that he will not make any contract or agreement, either oral or written, for any labor, services, fixtures, material or supplies in connection with altering, repairing or improving any building or improvements on premises without providing such contract or agreement that contractor or contractors waive all right to a mechanic's lien, and waive all right of any subcontractor or subcontractors to mechanics' lien, by reason of furnishing any labor, services and/or material under such contract or contracts, whether written or oral, and that such contract or contracts shall, upon execution, be immediately filed in the R.M.C. Office for Greenville County, and a copy thereof lodged with Lessor.

11. Lessee has examined and knows condition of premises, and has received same in good order and repair, and no representations as to the condition or repair thereof have been made by the Lessor or her agent, prior to, or at execution of, this lease.