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A. AGREEMENTS OF LESSEE

Lessee, in consideration of said leasing, agrees:

1. To pay as rent for premises the sum of Six Hundred Fifty and No/100 (\$650.00) Dollars per month payable on the first day of each month during the term of this lease at Farmers Market, Camp Road, Greenville, South Carolina.
2. To pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of premises.
3. To pay all taxes and assessments, ordinary and extraordinary, general and specific, including the same for 1978, which may be levied or assessed on premises.
4. To pay all reasonable costs, attorneys' fees and expenses that shall be made and incurred by Lessor in enforcing the agreements of this lease.
5. To use and occupy the premises for the purpose of conducting the Lessee's oil business only, and for no other object or purpose without written consent of Lessor, and not to use premises for any unlawful purpose or purpose deemed extra hazardous.
6. To keep the premises in as good repair as the same shall be at the commencement of the term, wear and tear arising from the reasonable use of the same and damages by the elements excepted.
7. To keep the buildings and improvements on the premises insured in a responsible insurance company or companies for not less than the value of the existing mortgages on said property, payable, in case of loss, to Lessor as her interest may appear.
8. To permit Lessor and her agents to enter on the premises or any part thereof, at all reasonable hours, for the purpose of examining or exhibiting the same or making such repairs or alterations

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