

of the Lessor except as permitted in Paragraph 8 below.

8. Repair and Care of Leased Premises. Lessee will not commit any waste of the leased premises, nor shall Lessee use or permit the use of the leased premises in violation of any present or future applicable law of the United States or of the State of South Carolina, or in violation of any present or future applicable municipal ordinance or regulation. Lessee may, but at Lessee's own cost and expense and in good and workmanlike manner, make such alterations and improvements on the leased premises as Lessee may require for the conduct of Lessee's business and without, however, materially altering the basic character of the leased premises and the building or improvements thereon or weakening any structure on the leased premises. Lessor shall be responsible for the maintenance of the roof of the leased premises, all exterior repairs, plumbing, electrical, heating system and air conditioning, and Lessee shall be responsible for all interior items and the routine maintenance on the heating system and air conditioning. Lessee shall keep the entranceways and parking areas reasonable free from ice and snow and at all times keep the leased premises in clean and orderly condition.

9. Utilities. Lessee shall pay all charges for heat, gas, electricity, water, and other public utilities used on the leased premises.

10. Removal of Improvements. If requested by the Lessor at the termination of this Lease, Lessee shall, at Lessee's sole expense, remove all installations, alterations, or improvements made by Lessee in or on the leased premises or make such other disposition thereof as Lessor shall approve. All alterations, improvements, furnishings, trade fixtures, equipment, and other personal property installed in or on the leased premises by Lessee and paid for by Lessee shall remain the property of Lessee and may be removed by Lessee upon the termination of this Lease, provided that (a) any of such items as are affixed to the leased premises and require severance be removed only if Lessee shall repair any damage caused by such removal and (b) Lessee shall have fully performed all of the covenants and agreements to be performed by Lessee under the provisions of this Lease. If the Lessee fails to remove any items referred to