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The above letting is upon the following conditions:

FIRST. The Lessor covenants that the Lessee, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

SECOND. The Lessee covenants and agrees to use the demised premises only for such lawful purposes as a wholesaler and retailer of industrial supplies, and including any and all activity reasonably incident to such business.

THIRD. The Lessee shall, without any previous demand therefor, pay to the Lessor the said rent at the times and in the manner above provided at the following address: c/o Atlas Vending Company, 1315 Lowndes Hill Road, Greenville, South Carolina. In case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten (10) days after any of said times, or in case the said leased premises shall be deserted or vacated, the Lessor shall have the right to and may enter the same as the agent of the said Lessee, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Lessee, and to receive the rent therefor. The Lessor is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Lessee in or upon the demised premises to secure payment of the rent and performance of the covenants and conditions of this Lease; and the Lessee further agrees to pay all attorney's fees and any other expenses incurred by the Lessor in enforcing any of the obligations under this Lease, as additional rent.

FOURTH. Said premises shall not be let or underlet by the Lessee, nor shall said premises be used or permitted to be used by it for any purpose other than as above mentioned, nor shall this Lease be assigned by it without the written consent of the Lessor endorsed hereon, which consent shall not be unreasonably withheld.

FIFTH. The Lessee shall keep said premises in good and sufficient condition and repair, and shall also re-decorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Lessee shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions or improvements in said premises without the written consent of the Lessor, and all alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Lessee, shall be the property of the Lessor and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Lessee shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Lessor, in the event any such signs are placed upon said building under this paragraph, they shall conform to the City and/or County Ordinances relating thereto. The Lessee further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and objectionable matter. If this Lease covers premises all or a part of which are on the ground floor, the Lessee further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Lessee agrees to replace at his own expense any and all broken glass on the demised premises.

SIXTH. Lessee shall pay all charges for water, gas, heat and electricity used in and upon said premises.

SEVENTH. The Lessee agrees to indemnify and save harmless the Lessor from any claim or loss by reason of an accident or damage to any person or property happening in the demised premises and further agrees to carry, at its expense, public liability insurance coverage on the demised

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