

agrees to furnish the Landlord with a current insurance certificate naming the Landlord as an additional named insured prior to the opening of any and all business establishments by the Tenant upon the premises and for each renewal or replacement policy thereafter, which coverage shall be not less than the foregoing amounts and shall remain in force throughout the entire term of this lease and any renewal thereof.

12. The Landlord and Tenant agree (a) the Landlord is to furnish at Landlord's expense electricity, water and sewer for the Tenant's portion of the main terminal building described in paragraph 1(a) and Tenant is to be responsible for any other utilities, and (b) the Tenant agrees to pay all public utility services used or provided in connection with the use and operation of the remainder of the leasehold premises as described in paragraph 1(b) of this lease, including the fuel farms. Tenant shall pay for any flight service phones used on the leasehold premises. The Landlord and Tenant agree that each shall provide one dumpster for trash collecting.

13. The Tenant agrees that its operations will be conducted in and upon the leased premises in strict compliance with the rules and regulations of the Greenville Airport Commission and that said business will be transacted in such manner as to develop and maintain goodwill and active interest of the general aviation public. The Tenant further agrees to keep the leased premises and facilities clean and free from rubbish and in a neat and presentable manner.

14. The Landlord, the Federal Aviation Administration or any other Federal or State agency shall have the right to enter upon the leased premises at any reasonable time for inspection purposes without interference or hindrance by Tenant during Tenant's normal business hours, and the Landlord or Federal Aviation Administration, with Landlord's written authorization, may make any improvements to further develop the premises without interference or hindrance by Tenant, provided that in connection with any major improvement which substantially interferes with

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