

accepted accounting principles, would be subject to treatment as capital expenditures. When used in this Article, the term "repairs" shall include replacements or renewals when necessary, and all such repairs made by Sublessee shall be equal in quality and class to the original work. Sublessee shall keep and maintain all portions of the Demised Premises in a clean and orderly condition, free of accumulation of dirt and rubbish and snow and ice.

ARTICLE IX

Compliance with Primary Lease, Orders, Ordinances, etc.

Section 1. Notwithstanding those provisions of this Sublease which define the respective duties of Sublessor and Sublessee inter se under this Sublease (including, for example, those provisions defining their respective duties to operate, maintain and insure the Subleased Property), Sublessee hereby covenants, as contemplated by Section 9.1(b) of the Primary Lease, to comply throughout the term of this Sublease with all provisions of the following agreements (collectively, "the Primary Lease") as if it were Lessee therein, and assumes for the benefit of the County (as defined in the Primary Lease) the obligations of Sublessor thereunder: (a) Lease Agreement between Conn Organ Corporation and Greenville County, South Carolina, dated October 1,