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of insurance in whole or in part, said waiver shall be void and of no force or effect during such portion of the term hereof.

7. Condition of the Premises. Lessee accepts the leased premises in the condition in which they are on the date of execution hereof. Lessee further acknowledges that Lessor has made no warranties or representations with respect to the condition of the leased premises, except that Lessor does represent that the heating and air conditioning units are in reasonably good working condition and further agrees that Lessor shall have no duty or liability with respect to the condition or repair of the leased premises throughout the term hereof; except that the Lessor shall be responsible for structural repairs to the roof and exterior walls of the leased premises.

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 expenses and in a 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. Lessee agrees to perform, at Lessee's expense, all maintenance and to make all repairs or replacements, as the case may be, that may be required on the leased

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