

stamps as required by South Carolina Law for the execution of this Lease.

5.2 Nothing herein contained shall be construed to require Lessee to pay any franchise, inheritance, estate, succession or transfer tax of Lessor or any income or excess profits tax assessed upon or in respect of any income of Lessor or chargeable to or required to be paid by Lessor unless such tax shall be specifically levied against the gross income of Lessor derived from the rent by this Lease reserved, expressly and as for a specific substitute for the real estate taxes, in whole or in part, upon the demised premises or the improvements situated thereon, in which event said rent shall be considered as the sole income of Lessee.

5.3. As the tax notice will be received by the Lessor, it will determine such tax based upon the ratio which the lease premises bear to the total property and pro-rated. Lessee shall pay the tax thus determined as additional rent to the Lessor no later than December 15th of the tax year or 15 days prior to the due date of said taxes, whichever is later.

UTILITIES

6. Lessee agrees to pay or cause to be paid all charges for gas, water, electricity, light, heat or power, telephone or other communication service used, rendered or supplied upon or in connection with the demised premises throughout the term of this Lease, and to indemnify Lessor and save it harmless against any liability or damages on such account. Lessee further shall, at its sole cost and expense, procure with respect to any such installations, made by Lessee any and all necessary permits, licenses or other authorizations required for the lawful and proper installation and maintenance upon the demised premises of wires, pipes, conduits, tubes and other equipment and appliances for use in supplying any such service to and upon the demised premises.

REPAIRS

7. Lessor agrees to maintain and keep in good repair the roof, outerwalls, downspouts and paving and to make and do any structural repairs that may become necessary during the term of this Lease. Lessor shall not be called upon nor required to make any inspection or repairs to air conditioning, heating, plumbing or other interior facilities in the building, but Lessor shall deliver all of same to Lessee in proper working order at the commencement of the term of this Lease. Lessor shall not be

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