

residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this Lease.

6. Condition of Premises. Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, repair, and a safe, clean, and tenable condition.

7. Maintenance, Taxes and Insurance. The Lessee covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in the sum of not less than the full insurable value of said improvements, and deliver to Lessor appropriate endorsements on said policies. The Lessee will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Lessee fails to pay for such taxes and insurance when due, the Lessor shall have the right to pay for the same and add the costs thereof to the rent due hereunder. It is understood and agreed that certain assessments will be made through the Briarcreek Property Owners Association which is charged with the management of the entire condominium complex. However, Lessee shall not be relieved of his responsibilities hereunder by failure of said Association to make any payments due by virtue of said assessments.

8. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this Lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this Lease. Lessee agrees that he will be fully and primarily responsible for any rents or payments due under this Lease regardless of whether there has been an assignment, subletting, concession, or license.

9. Damage to Premises. If the demised premises are damaged by fire, wind, snow, or any other means, Lessor shall be under no obligation to repair and/or replace any damage.

10. Utilities. Lessee shall be responsible for securing and paying for all utility services required on the premises.

11. Holdover by Lessee. Should Lessee remain in the possession of the demised premises with the consent of Lessor after the natural expiration of this Lease, a new tenancy from month to month shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but shall be terminable on thirty (30) days written notice served by either Lessor or Lessee on the other party.

12. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and wear thereof and damages by the elements excepted.