

condition as received by the Lessee, normal wear and tear excepted.

B. To observe and comply with all the ordinances and regulations of the State of South Carolina and the County of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention, and abatement of nuisance in, upon, or connected with the premises during the term of this lease, at Lessee's own expense.

C. To maintain the interior of said building including interior walls, interior plumbing, closets, interior pipes and fixtures belonging thereto in good repair, and take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstruction, to the satisfaction of the municipal and governmental authorities, during the term of this lease, all at Lessee's expense.

D. Lessee shall pay all utilities including water, electricity, and sewer charges.

#### IV

Lessor covenants and agrees as follows:

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof.

C. Lessor will pay when due all real property taxes on the leased premises.

D. That the Lessor will make all repairs and do all acts necessary to bring the premises aforementioned in compliance with any and all applicable County and City Fire Codes at no expense to the Lessee.

#### V

Lessee agrees to carry a standard casualty insurance policy on the aforementioned leased premises during the entire term of the lease, in the amount of Ten Thousand Dollars (\$10,000.00).