

(c) All insurance provided for in this Section 6 shall be effected by Lessor through insurers satisfactory to Lessor and Lessee under valid and enforceable policies, and certificates of such policies shall be delivered to each party at the other's request.

(d) Lessor hereby waives all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees for any loss occurring to the buildings and improvements located on the leased premises resulting from any of the perils insured against under the aforesaid insurance policies, regardless of cause or origin, including the negligence of Lessee, Lessee's agents, officers, and employees, to the extent of any recovery upon such policies of insurance, provided, however, that in the event said waiver of all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees, shall, during any portion of the term of this Lease, invalidate such policies 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. The property contains 10,600 square feet of floor space. Lessor warrants that the premises shall be fit and suitable for occupancy and the specified authorized use set forth in Paragraph 3 above. Lessee agrees not to make any changes, alterations, or additions about the leased property without first obtaining the written consent of the lessor except as permitted in Paragraph 8 below.

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 expense and in a good and workmanlike manner, make such alterations and improvements to the leased premises as Lessee may require for the conduct of Lessee's business and, however, materially alter the basic character of the leased premises and the building or improvements thereon or weakening any structure on the leased premises. Lessor shall be responsible for the maintenance of the roof of the leased premises, all exterior walls. Lessee shall be responsible for plumbing, electrical, heating systems and air conditioning, and Lessee shall be responsible for all interior items and the routine maintenance on the heating systems and air conditioning. Lessee shall keep the lease premises in an orderly condition as is practicable.

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