

13. All necessary keys will be furnished by the lessor, and no duplicate keys shall be made without its consent. No additional locks shall be placed upon any door of the building without the written consent of the lessor first obtained and endorsed upon this lease.
14. Spikes, hooks, screws and nails shall not be put into the walls or woodwork of the building; all pictures must be hung to picture moulding provided for same.
15. No tenant shall do, or permit anything to be done, in or about said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of or otherwise injure or annoy other tenants, or conflict with the laws relating to fires or with the regulations of the Fire Department, or with any insurance ordinances of the City of Greenville, the Board of Health, or any other of the departments of the City of Greenville of the State of South Carolina. Tenants shall not in any way obstruct or interfere with the rights or comforts of co-tenants, nor injure nor annoy them, nor use, or allow said leased premises to be used, for any improper, immoral, unlawful or objectionable purpose.
16. Water and heat and light used will be furnished free of cost to each office and in sufficient quantities. No tenant shall use any other method of heating than that provided for in the within lease, without special agreement with the lessor endorsed hereon. The lessor will provide all janitors for the building, and no other janitors will be allowed in the building. The lessor will keep the water closets and toilets in order and in good and cleanly condition, and also keep the offices in good condition and furnish good and sufficient elevator service.
17. The lessor and its agents shall have the right to enter said premises, by pass keys or otherwise, to examine the same or to make such repairs, additions or alterations as may be necessary for the safety, improvement and preservation thereof, or of said building or to show said premises.
18. Neither tenant nor occupants of the leased premises shall put up or operate any steam engine, boiler or machinery, or keep or use oils, burning fluids, camphene, kerosene, naphtha, gasoline, or other combustible material, for storage, sale or heating, cooking, warming, lighting or any other purpose or use anything but gas or electricity for illuminating the leased premises.
19. The lessor reserves the right to enter upon any premises vacated by the lessee before the termination of this lease, to make repairs.
20. The water shall not be left running or the gas or electric light burning unless in actual use in the leased premises.
21. It is understood and agreed between the lessor and tenants that no assent or consent to any waiver or any part hereof by the lessor, in spirit or letter, shall be deemed or taken as made, unless the same be done in writing and attached to or endorsed hereon by the lessor.
22. If tenant desires telegraphic or telephone connections, the lessor will direct the electricians as to where and how the wires are to be introduced, and without such direction no boring or cutting for wires will be permitted. The lessor is not responsible for the non-observance or violation of the rules and regulations by any other tenant.
23. While the free use of the mail chute constructed in said building is furnished to the tenants thereof, it is understood and agreed that the lessor in nowise guarantees the efficiency of said device, and shall be in no wise responsible for any damage or delay which may arise from the use thereof.
24. The lessor reserves the right at any time to change any of these rules and regulations or to -