

of the term of said lease or the renewal thereof, shall deliver up the demised premises in good order or condition, ordinary wear and tear and damages by the elements excepted.

The Lessee further agrees that during the term of the said lease or renewals thereof, the party of the second part shall pay all license fees, taxes or other Governmental charges which may be levied for permission to operate said business, and that he shall promptly execute and comply with all statutes, ordinances, rules, regulations and requirements of Federal, State and Municipal government, and of any and all of their departments and bureaus applicable to said premises, for correction, prevention, and abatement of nuisances, violations or other grievances in, upon or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders and regulations of the Board of Fire Underwriters for the prevention of fires, at his own cost and expense.

The Lessor agrees to pay state, county and city property taxes or other assessments made against the property as such during the term of this lease. However, the Lessee is given the right to place improvements on the premises and in the event of any such improvements, the Lessee shall pay such taxes as are applicable thereto.

It is agreed by the parties that the premises are presently being used as a hospital for convalescents, the treatment of alcoholics and the practice of naturopathy, and that the premises shall be used by the Lessee for such purpose and no other and that this lease shall not be assigned or the premises sublet without express written consent of the Lessor. However, in the event that it should become illegal to engage in the business of a naturopathic physician in the State of South Carolina, the Lessee shall have the right to terminate this lease; this clause shall be limited, however, to legislative act and shall not include any cancellation of the license of the Lessee arising from his act or acts or the conduct of his business.

The Lessee agrees to insure the premises under full coverage for any loss occasioned as a result of fire or other casualty. In the event of the destruction of the premises, or damage thereto, rendering the same unfit

W.L.A.  
H.B.G.