

condemnation shall not render the leased property unsuitable for such use, a just proportion of the rental shall be abated and this Lease shall continue in full force and effect. Any condemnation award or damages for such taking of the leased property or any part thereof shall be paid to the Lessor, and the Lessee shall have no claim or interest therein.

13. The Tenant shall not assign this Lease or sublet the premises without the written consent of the Landlord, which consent shall not be unreasonably withheld, provided Tenant may assign or sublet to a corporation controlled by him but such shall not operate to relieve Tenant of his obligation hereunder.

14. It is agreed that the Tenant may, at his own expense, install additional fixtures and equipment necessary to carry on the business of the Tenant. The Tenant at the expiration thereof shall have the right and privilege after payment of the rent to the expiration of the Lease of removing all of said trade fixtures, except to the extent the same are replacements of fixtures referred to in Paragraph 6 above. If the removal of any fixture causes any damage to the leased premises the Tenant shall repair such damage.

15. The Tenant is hereby given the privilege to erect, maintain, and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or other part of the building, of which the leased premises are a part, provided the same shall comply with the laws, ordinances, and regulations applicable thereto of the City of Greenville, S. C.

16. The Tenant shall bear, at its own cost and expense, any and all charges for fuel, water, gas, electricity or other utilities on the leased premises, during the term of this Lease.

17. The Tenant shall indemnify and save harmless the Landlord from any loss, damage, or liability growing out of or in any way connected with the condition of the premises or any tortuous or negligent act or any default hereunder on the part of the Lessee,

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