

C. 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.

D. To keep the property, including any improvements thereon, in good repair, except that Lessor shall be responsible for repairs to and maintenance of foundations, roofs, and structural walls of the building.

III.

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 provided that this lease shall not imply any obligation of the Lessor to keep said leased premises or any part hereof in good repair.

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

IV.

Lessee may, at its option, renew this lease for an additional 3-year period, under the same terms and conditions contained herein.

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