

written consent of Sublessor, which consent shall not be unreasonably withheld. In the event any alterations, additions or improvements in or to the Subleased Property are made necessary by reason of the use of such property by Sublessee, then Sublessee covenants and agrees that it will make all such alterations, additions or improvements in or to the Subleased Property at its own expense. It is further covenanted and agreed that no such alterations, additions or improvements shall be undertaken without the prior written consent of Sublessor, which consent shall not be unreasonably withheld. Sublessee shall in making any such alterations, additions or improvements comply with any applicable building codes and ordinances of the municipality in which the premises are located, and with all of the laws of the State of South Carolina pertaining to such work. Any additions, alterations or improvements made by Sublessee shall become and remain a part of the building and be and remain the property of the owner of the Demised Premises upon the termination of this Sublease. The provisions of this Article X are not intended to apply to Sublessee's Equipment, which is governed by the provisions of Article V hereof.