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partitions, pipes, ceilings, and appurtenances, or any part thereof, in good order and substantial repair and condition in all respects promptly as the same may be needed; and shall deliver the same at the expiration of the term of this lease, in as good order and repair as when first received, natural wear and tear excepted; but nothing herein contained shall require the Lessee to repair damage done by fire, lightning, earthquake, storm, cyclone, tornado, or other casualties;

(e) The Lessee will, at the Lessee's own expense and cost, promptly and punctually obey and comply with all lawful requirements, rules and laws and ordinances of all lawfully constituted authority in any way affecting said premises, buildings and improvements, or the use, occupancy and maintenance of same, at any time during the term of this lease, and will not use said premises or any part thereof for an unlawful, offensive or improper purpose, or permit such use, or permit any nuisance created on said premises;

(f) All remedies conferred upon the Lessors under the terms and provisions of this lease agreement shall be cumulative and none is exclusive and such remedies may be exercised either concurrently or consecutively at the option of Lessors; and such remedies shall be in addition to and not exclusive of the remedies afforded by the applicable laws of the State of South Carolina.

(g) Lessee will duly and punctually, and without any loss to Lessors, fully and effectually satisfy and discharge any and every mechanics, labor or material lien, and any and every other lien of any character whatsoever, which may arise or accrue against said leased premises by reason or on account of any debt, liability or obligation, of any character, of the Lessee; and Lessee will promptly, without demand from the Lessors, fully pay and discharge any and every such debt and obligation for which Lessee may become