

immediately. And it is to be understood and is so understood that the lessor shall not be liable for any damages caused by leaks should any such occur. The interior of the premises here leased are to be kept in repair by the lessee and should any alterations or additions be made therein and thereto such shall be at the expense of the lessee. It is also agreed that the lessee shall be liable and responsible for any breakage or damages done to the interior of the building. It is understood that the lessee contemplates making rather extensive alterations to the interior of the said building but it is distinctly understood and agreed that any such alterations or improvements or repairs as may be made therein shall be so made under the supervision of a practicing architect and of the building inspector of the City of Greenville in such a manner as not to weaken or damage the structure which is being leased or rented, with it being borne in mind at all times that this is part of a two story building and the removal or changing the location of any supports now carried in the structure shall be done in such a manner as not to weaken or impair the use of the second story which it is understood is not included in this lease.

It is further understood and agreed that at the expiration of this lease the lessee will return the structure in its present condition or will permit it to remain in its then condition, whichever the lessor prefers.

The lessee is paying Three Hundred Dollars(\$300.00) advance rent on the mentioned premises at the time of the signing of this lease and when he enters into the occupancy thereof he is to pay Six Hundred Dollars(\$600.00) additional which added to the Three Hundred Dollars(\$300.00) already paid will constitute three months' advance rental payments, then at