

14. It is understood and agreed that the Lessee will use said building and premises for the purpose of operating thereon a dry cleaning and laundry establishment. This lease shall not be assigned, transferred or in any manner hypothecated nor shall said premises, or any portion thereof, be sublet without the express written consent of the Lessor, which consent, the Lessor agrees not to unreasonably withhold.

15. The Lessee shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, power or any other utility services used on the leased premises during the term of this lease.

16. It is understood and agreed that during the term of this lease or any extension thereof, the Lessee shall have the privilege of the first refusal of the purchase of the demised premises should the Lessor desire to sell said premises.

17. The Lessee 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 outer part of the building, provided the same shall comply with the laws, ordinances and regulations applicable thereto of the city, county and state in which the leased premises are situated.

18. The Lessee agrees to provide and pay for such Workmen's Compensation insurance as may be required by the State of South Carolina during the term of this lease. The Lessee further agrees to carry public liability insurance in amounts of at least Ten Thousand Dollars (\$10,000.00) for injury or death of one person and at least Twenty Thousand Dollars (\$20,000.00) for one casualty where more than one person is involved; such insurance to be carried by the Lessee shall be