

after provided and upon the conditions and covenants following.

## II.

The Lessees covenant and agree that the Lessees shall pay the rent as aforesaid, as and when the same shall fall due and each such payment shall be made at 701 Pendleton Street, Greenville, South Carolina, or at such other place or places as the Lessor hereafter may designate for that purpose by a notice mailed to the Lessees at the demised premises.

## III.

It is further agreed and understood that the Lessees shall, at their own cost and expense, take good care of the building and of its fixtures and shall suffer no waste. The Lessees shall also make and execute all internal repairs required to the said building and to the plumbing work, pipes, furnace, range and fixtures belonging thereto. It is understood and agreed that these repairs will be of a maintenance nature and not of a structural nature.

## IV.

It is agreed and understood that the Lessees shall not make any improvements or alterations in or to the demised building without first obtaining the written consent of the Lessor and upon the termination of this Lease all permanent improvements shall be and become the property of the Lessor. All temporary and movable improvements, machinery and equipment, shall be and remain the property of the Lessees and may be removed by the Lessees within thirty (30) days next after the final termination of this Lease.

## V.

It is agreed and understood that at the end or other expiration of the term, the Lessees shall deliver up the demised premises in good order and condition.

## VI.

It is further agreed and understood that the Lessees, except with the prior written consent of the Lessor, and then only in

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