

the term of this lease and keep the plumbing, electrical wiring, heating plant and excessories in such repair as the same are at the commencement of this term; to repair any damage to the said leased premises that may be caused by the negligence or carelessness of the said Lessee; to keep said leased premises in a clean and sanitary condition and deliver the same at the termination of this lease in as good condition as they were at the beginning of the term of this lease, ordinary wear and tear excepted.

(4) The Lessors agree that they will make any and all structural repairs needed and will keep the roof and outer portions of the building in good condition.

(5) The Lessee reserves the right and privilege at the expiration of this lease of removing any and all trade fixtures and other fixtures of a similar nature which may be installed at the expense of the Lessee, provided the rental payable hereunder shall have been paid in full.

(6) The Lessee is hereby given the right and 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 building; provided that the same shall comply with the laws, ordinances and regulations applicable thereto, of the City of Greer, County and State aforesaid. The Lessors covenant to cooperate with the Lessee for the purpose of obtaining any permit, license, or consent that may be necessary for the erection and maintenance of such signs.

(7) Should the building be so damaged, or any substantial part thereof be destroyed as the result of fire or other casualty so as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to

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