

fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until such destruction or damage has been repaired and the premises made fit for use of occupancy by the Lessee, and the Lessor agrees to repair such destruction or damage and to make the premises fit for the occupancy or use of the Lessee as quickly as possible after such fire or casualty. In the event the demised premises are totally or substantially destroyed by fire or other casualty so as to be totally or permanently unfit for occupancy or use by the Lessee, this lease may be terminated at the election of either the Lessor or the Lessee upon written notice of such election to the other party.

XI

The Lessee shall bear at its own expense any and all charges for utilities used on the demised premises, and the Lessor shall be responsible only for the payment of property taxes levied upon the demised premises.

XII

The Lessee is hereby given the right to erect and maintain or use any signs on the leased premises, including extension or hanging signs, the supports of which may be attached to the leased building, provided the same shall comply with the ordinances of the City of Greenville which may be applicable thereon.

XIII

The Lessee agrees that it will not use or permit to be used the demised premises for any unlawful purpose or permit thereon anything which may be or become a nuisance and that it will not do or permit to be done anything which may render void or voidable any policy of insurance upon said premises against fire or other casualty. The Lessee agrees to pay any excess in premium for fire or other casualty insurance policy or policies over what the Lessor shall pay at the time of the execution of this lease resulting from the operations of the Lessee.