and Tenant for not less than the foregoing coverage amounts. The Tenant

further agrees to furnish the Landlord with a current insurance certificate

naming the Landlord as an additional named insured prior to the opening of

any and all business establishments by the Tenant upon the premises and for

each renewal or replacement policy thereafter, which coverage shall be not

less than the foregoing amounts and shall remain in force throughout the

entire term of this lease and any renewal thereof.

(12) The Tenant agrees to pay all public utility services

used or provided in connection with the operation of the premises herein

leased at said airport. The Tenant shall be solely responsible for any and

all maintenance and service contracts applicable to the premises, including

paving and repairing, which shall be solely at the expense of the Tenant.

(13) The Tenant agrees that its operations will be conducted

in and upon the leased premises in strict compliance with the rules and regu-

lations of the Greenville Airport Commission and that said business will be

transacted in such manner as to develop and maintain goodwill and active

interest of the public. The Tenant agrees to keep the leased premises and

facilities open to the public at all reasonable hours and shall keep the

premises clean and free from rubbish and in a neat and presentable manner.

(14) The Landlord, the Federal Aviation Administration or

any other Federal or State agency shall have the right to enter upon the

leased premises at any time for inspection purposes without interference or

hindrance by Tenant, and the Landlord or Federal Aviation Administration, with

Landlord's written authorization, may make any improvements to further develop

the premises without interference or hindrance by Tenant.

(15) If, during this agreement, the United States Government

or any other Governmental agency acquires possession of the premises herein

leased by virtue of any laws now in effect or which may become effective

during the term of this agreement, then this agreement, at the option of the

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