

permit the use of the leased premises in violation of any present or future applicable law of the United States or of the State of South Carolina, or in violation of any present or future applicable municipal ordinance or regulation. Lessee may, but at Lessee's own cost and expense and in a good and workmanlike manner, make such alterations and improvements on the leased premises as Lessee may require for the conduct of Lessee's business and without, however, materially altering the basic character of the leased premises and the building or improvements thereon or weakening any structure on the leased premises. Lessee agrees to perform, at Lessee's expense, all maintenance and to make all repairs or replacements, as the case may be, that may be required on the leased premises and any structures and improvements located thereon during the term hereof, including, but without limitation, to maintain and, where necessary, replace the plumbing, hot water and heating system and air conditioning equipment located on the leased premises and to maintain and keep in good repair the surfaces on any parking areas upon the leased premises and any fencing on or around the leased premises. Lessee shall keep the entranceways and parking areas reasonably free from ice and snow and at all times keep the leased premises in clean and orderly condition.

9. Utilities. Lessee shall pay all charges for heat, gas, electricity, water and other public utilities used on the leased premises.

10. Removal of Improvements. If requested by the Lessor at the termination of this Lease, Lessee shall, at Lessee's