

Demised Premises and any improvements now or hereafter located thereon, in present condition and in compliance with all applicable governmental codes, ordinances and regulations. Lessee covenants and agrees to return the Demised Premises to Lessor at the termination of Demised Term in same condition as exists at the commencement of Demised Term, reasonable wear and tear excepted, subject to the provisions of Article 16 hereof. Lessor shall not be obligated to make any repairs or replacements or maintain the Demised Premises or the improvements thereon during the Demised Term.

ARTICLE 6

Changes and Alterations by Lessee

Section 6.1. Lessee may, at any time, and from time to time, effect any reasonable alterations, changes and modifications in or upon the Demised Premises as Lessee may desire, all at Lessee's sole cost, risk, expense and liability; provided, however the Lessee will make no major structural changes to the whole or any substantial portion of existing buildings on the Demised Premises, without the prior written approval of Lessor, which approval shall not be unreasonably withheld. Lessor's reasonable prior written approval shall be required for any expansion of an existing building, for the construction of any additional building and for the construction of any structure to connect or otherwise link together any buildings on Demised Premises with other buildings owned, leased or otherwise controlled by Lessee. Title to additional structures or buildings on the Demised Premises, if any, and to improvements on Demised Premises, if any, constituting real property under South Carolina law, shall be