

III.

Lessee covenants and agrees as follows:

A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.

B. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee, normal wear and tear excepted.

C. To observe and comply with all the ordinances and regulations of the State of South Carolina, and the County of Greenville, applicable to said premises, and all orders and requirements imposed by duly constituted governmental authorities for the correction, prevention and abatement of nuisance in, upon, or connected with the premises during the term of this lease, at Lessee's own expense.

D. To keep the entire building, including foundation, exterior walls, roof, interior, plumbing, closets, pipes, and fixtures belonging thereto in good repair, and take good care of the property and its fixtures and suffer no waste, and keep the water pipes and connections free from ice and other obstructions, to the satisfaction of the municipal and governmental authorities, during the term of this lease, all at Lessee's expense.

E. Lessee will pay when due all real property taxes on the leased premises, and will also pay all utility charges for water, electric power and gas on said premises.

F. Lessee will abide by the restrictions and provisions as found in the Restrictive Covenants on file in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1061 at Page 730 and will pay all charges and/or assessments required by Memorial Medical Park Maintenance Association, Inc.

IV.

Lessor covenants and agrees as follows:

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the

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