

8. Condition of the Premises. Tenant acknowledges that Tenant is now occupying the Leased Premises, that Tenant knows the condition of the Leased Premises and agrees that Tenant accepts the Leased Premises in the condition in which they are on the date of execution hereof. Tenant further acknowledges that Landlord has made no warranties or representations with respect to the condition of the Leased Premises and further agrees that Landlord shall have no duty or liability with respect to the condition or repair of the Leased Premises throughout the term hereof.

9. Repair and Care of Leased Premises. Tenant will not commit any waste of the Leased premises, nor shall Tenant use or 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 municipal ordinance or regulation. Tenant may, but at Tenant's own cost and expense and in a good and workmanlike manner, make such alterations and improvements on the Leased Premises as Tenant may require for the conduct of Tenant'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. Tenant agrees to perform, at Tenant'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. Tenant 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.

10. Utilities. Tenant shall pay all charges for heat, gas, electricity, water and other public utilities used on the Leased Premises.