

indebtedness exceed One Hundred Eighty-five and No/100 (\$185.00) Dollars unless prior written consent is obtained from the Assignee-Purchaser.

(5) The Assignee-Purchaser further agrees to keep the premises and any improvements thereon insured against loss or damage by fire or other casualty for at least the sum of Twenty Thousand and No/100 (\$20,000.00) Dollars; such insurance to be written by an insurance company or companies authorized to do business in the State of South Carolina with the Sellers and the Assignee-Purchaser named as insureds, payable in case of loss to the Sellers and Assignee-Purchaser as their respective interests may appear. In connection herewith the Assignee-Purchaser agrees to furnish the Sellers copies of all such policies and should the Assignee-Purchaser fail to keep said premises or any improvements thereon insured, the Sellers may, at their option, from time to time, pay all or any of said insurance premiums agreed herein to be paid by the Assignee-Purchaser and obtain such insurance, and be reimbursed by the Assignee-Purchaser for the cost of said premises for insurance, together with interest thereon from the date of payment until reimbursement, at the rate of six (6%) per cent per annum.

(6) The Assignee-Purchaser further covenants and agrees that she will not commit, or suffer any other person to commit, any waste or damages to the premises or to the appurtenances thereto and will keep the premises and all improvements thereon in as good condition as they are now at her own expense, normal wear and tear excepted, until this contract shall be fully performed by the Assignee-Purchaser. In connection herewith, it is agreed that all improvements, additions, changes, and demolitions on the subject premises must be consented to in writing by the Sellers; excluding, however, normal maintenance and repairs to existing facilities.

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