

1144-411

h. The Lessees will maintain, during the term, liability insurance with limits not less than One Hundred Thousand and NO/100 (\$ 100,000.00) Dollars per person.

i. That Lessees will, during the said term, pay all Greenville County property taxes and personal property taxes in respect of the same demised premises.

4. The Lessors, for and in consideration of the covenants and agreements herein contained, do hereby covenant with the Lessees as follows; That is to say:

a. The Lessors will, during the term of the Lease, keep the leased premises insured against loss by fire or other hazard in an amount of not less than the appraised value of the premises.

b. That it will during the said term, keep the roof of the building in good and substantial repair and condition, with due regard to protection against leaks, but the said Lessors will not be responsible in the event a leak or leaks should appear, for any damage caused by water to any of the personal property of the Lessees under said roof.

c. In the event the Lessees desire to improve or alter the premises, the written consent of the Lessors must be first obtained.

d. That it will, during the said term, pay any assessments, paving or otherwise, which might constitute a lien against said demises premises.

5. It is further understood and agreed that if the said premises hereinabove referred to shall be damaged or destroyed by fire during the term of this Lease so that the same shall be unfit for occupancy or use, then the rent hereby stipulated, or a fair or just proportion thereof, according to the nature and extent of the damages sustained, shall be suspended and cease to be payable until the said premises shall be rebuilt or made fit for occupancy and use.

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