

(b) For the second extension period, the rental shall be the sum of Eighteen Thousand Seven Hundred Fifty and no/100 (\$18,750.00) Dollars per annum, payable in equal monthly installments of One Thousand Five Hundred Sixty Two and 50/100 (\$1,562.50) Dollars.

5. Subletting of the premises to tenants or sublessees may be made by the Sublessees subject to the provisions of Paragraph 4 hereinabove. In the event of any assignment or subletting, the Sublessees, who are the guarantors of the obligations of this Sublease Agreement, shall remain primarily liable for the payment of the rents stated hereinabove, and for the performance of each and all covenants and conditions hereof on the Sublessees' part to be performed.

6. Sublessees shall provide general liability insurance protecting both Sublessees and Sublessors, as their interests may appear, against liability from accident or disaster with minimum limits of \$250,000 per person and \$25,000 property damage. Upon request, Sublessees shall furnish Sublessors with authenticated certificates of such insurance.

7. The Sublessees covenant and agree to carry fire and extended coverage insurance on all improvements on the demised premises insuring the Sublessors and Sublessees, as their interests may appear, against hazards, customarily insured against the fire and extended coverage type of insurance as now contained in policies in effect in the State of South Carolina, in an amount at all times equal to the amount of the original first mortgage indebtedness covering the demised premises. The Sublessees also covenant to pay the premium or premiums on any and all of the aforementioned insurance policies, and in the event that the Sublessees fail to make timely payments of such premiums, the Sublessors

10 9 3 2

4328 RV-2