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constitute a waiver of Lessee's default in failing to perform the same. Lessor may, during the progress of any work in the demised premises, keep and store upon the demised premises all necessary materials, tools and equipment. Lessor shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business or other damages to Lessee by reason of making repairs or the performance of any work in the demised premises during the course thereof, and the obligation of Lessee under this Lease shall not thereafter be affected in any manner whatsoever. Lessor agrees, however, in connection with the doing of any such work, to cause as little inconvenience, annoyance, disturbance, loss of business or other damage to Lessee as may reasonably be possible in the circumstances.

CLEANLINESS

8. Lessee shall at all times keep the interior of the building in a reasonably neat and orderly condition and shall keep the entryways and delivery areas adjoining the Demised Premises reasonably clean and free from rubbish and dirt. Lessee will not make or suffer any waste of the premises or permit anything to be done in or upon the Demised Premises creating a nuisance thereof.

**LIABILITY AND
BOILER INSURANCE**

9. Lessee further agrees that it will at all times during the term hereof, carry and maintain, for the mutual benefit of Lessor and Lessee, general public liability insurance against claims for person injury, sickness or disease, including death and property damage in, or or about the demised premises, or in, on or about the streets, sidewalks or premises adjacent to the demised premises, such insurance to afford protection to the limit of not less than ONE MILLION DOLLARS (\$1,000,000.00) "Combined Single Limit" for the mutual benefit of Lessor and of Lessee, steam boiler insurance on all steam boilers, hydraulic pressure vessels, and other such apparatus, including piping, in such amounts as Lessor may from time to time reasonably require. Lessee shall furnish Lessor with a duplicate certificate or certificates of such insurance policy or policies. All such insurance shall be procured from a responsible company or companies reasonably satisfactory to Lessor and authorized to do business in the state where the demised premises are located and may be obtained by Lessee by endorsement on its blanket insurance policies, provided the insurance company or companies are reasonably satisfactory to Lessor. All such policies shall provide that the same may not be cancelled or altered except upon ten (10) days prior written notice to Lessor. Any insurance company licensed to do business in South Carolina shall be deemed acceptable to Lessor.

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