levied against the said property by the applicable authorities having juris-
diction thereunder at or before the due date thereof, unless it shall make a
bona fide contest of any such tax levy or other such charge. In the event
of any such dispute Tenant will pursue the same with due diligence and save
harmless the Landlord from any damages which it may experience as the result
of Tenant's so doing.

5. Tenant agrees to indemnify and save harmless Landlord from any
and all debts, demands, claims or other charges, real or claimed. In further-
ance of this undertaking, Tenant agrees to carry general public liability in-
surance covering the leased premises with limits of at least $100/300,000.00
for Bodily Injury and $25,000.00 for property damage. The said policies shall
be carried at all times in reputable companies authorized to do business in the
State of South Carolina and a certificate of such insurance will be furnished
to Landlord at least annually.

6. In the event Landlord shall decide to sell the leased premises
to a third party other than a wholly owned subsidiary of Landlord or corpora-
tion or other entity affiliated with Landlord during the lifetime of this lease,
and Landlord, or its subsidiary or affiliate, as the case may be, shall receive
any bona fide offer for the sale thereof which it desires to accept, it shall
give the Tenant ten (10) days notice in writing of the fact of said offer and
of the terms and conditions of the proposed sale, and Tenant shall have the
right within ten (10) days from the giving of such notice to buy the said pre-
mises at the same price and on the same terms. If Tenant shall fail to exer-
cise such option, then the Landlord, or its subsidiary or affiliate, as the
case may be shall be free to accept such offer so received by it, but shall not
reduce the price from the price offered to Tenant or make any substantial por-
tion of the terms more favorable than as offered to Tenant. In the event of
a sale or transfer by Landlord to a subsidiary or affiliate, which transaction

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