

REQUIREMENT OF PUBLIC AUTHORITIES

Tenant shall comply with the requirements of the laws and government regulations in respect to the use and maintenance of the leased premises, including sidewalks, but Tenant shall have the right, in good faith, to contest any orders or requirements before any court or other tribunal and during the time of such proceedings Tenant shall not be required to comply therewith until the termination thereof, and Tenant shall be responsible for any interest or penalties incurred.

TENANT'S SIGNS

Tenant may, at its own expense, but in conformity with the requirements of the law and the local regulations of the authorities, erect or permit signs upon the leased premises as it may deem desirable. Landlord agrees to execute such consents or applications for permission to erect such signs as may be required.

DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY

It is hereby agreed that if the buildings or improvements now or hereafter upon and forming part of the leased premises shall at any time during the term be damaged or destroyed by fire or other casualty, and as often as the same shall occur, the Tenant shall give immediate notice thereof to the Landlord and the buildings and improvements shall be promptly and fully repaired, rebuilt, and replaced by the Tenant in such manner as to be restored in all respects to as substantially a good condition as the same bore prior to such damage or destruction, as to design, cubic content, usable area, frontage, material and otherwise, and without any cost, outlay or expense to the Landlord except as hereinafter specified.

The Tenant shall obtain and keep in effect at its own expense during the progress of the work casualty insurance protecting the Landlord from any and all loss, damage and liability in the event of injury or death to one or more persons during the repairing and rebuilding of said premises, said policy to be written in the sum of \$100,000.00 in a solvent stock insurance company authorized to do business in the State of South Carolina, of financial standing reasonably satisfactory to the Landlord.