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liability insurance in a sound casualty insurance company, with limits of liability not less than \$50,000.00, for its own protection, as well as for the protection of the Lessors, in connection with its use of the premises, and to pay the premiums therefor and to keep said policy of insurance in full force and effect during the entire life of said lease. Said policy shall provide, among other things, that it will not be cancelled without written notice first being given to the Lessors.

Lessors covenant and agree that the premises will be delivered to Lessee free and clear of any claims for architectural fees, or claims or encumbrances of any other kind whatsoever affecting either Lessee or Alester G. Furman Co.

Should the Lessee be adjudicated a bankrupt or placed in the hands of a receiver, or should it make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease immediately terminated and take immediate possession of the premises, collecting rents up to the time of such retaking, unless this lease is taken over and assumed by the South Carolina National Bank within fifteen (15) days after written demand from Lessors that it do so.

No waiver of any condition or covenant set forth herein shall be implied as the result of the failure of the Lessors to enforce the same in any given case and no express waiver of any condition or covenant shall be effective unless in writing and signed by the Lessors.

IN WITNESS WHEREOF the Lessors have hereunto set their hands and seals, and the Lessee has caused the same to

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