

obligations of Lessee under this lease.

8- Lessee shall pay as they become due all bills for water, gas and electricity, and other such utility bills accruing against said building or occupants thereof during the life of this lease.

9- Lessor shall pay when due all real estate taxes and assessments hereafter levied upon the demised premises, and Lessee shall pay all taxes levied against its machinery, equipment and other personal property.

10 - If the leased premises shall be damaged by fire, windstorm or any other unavoidable accident or other casualty, but are not thereby rendered untenable in whole or in part, Lessor shall promptly at its own expense cause such damage to be repaired, and no rent shall be abated; if, by reason of any such occurrence, the premises shall be rendered untenable wholly or in part, Lessor shall promptly at its own expense cause the damage to be repaired or the building to be restored as nearly as possible to the condition in which it was prior to the occurrence of the damage or destruction, whereupon this lease shall continue in full force and effect and the rent shall be abated to the Lessee to the extent to which any portion or all of the premises are rendered unfit for use.

11- Until further notice, all notices from Lessee to Lessor shall be directed to Lessor at 252 Pleasantburg Building, South Carolina By Pass 291, Greenville, South Carolina. All notices from Lessor to Lessee shall be directed to Lessee at the leased premises.

12- Lessee shall keep and hold Lessor harmless from any liability for loss or damage to persons or property, both real or asserted, accruing from any cause or causes in or connected with or about the within demised premises, or arising out of Lessor's occupancy of said premises. For the further protection of the Lessee and the Lessor, Lessee agrees to carry continuously Owner's, Landlord's and Tenant's liability insurance in amounts of not less than \$25,000 for property damage and not less than \$100,000/\$300,000 for injury to one or more persons, and to furnish

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