

or any failure on Lessee's part to comply with any of the covenants, terms and conditions herein contained, or otherwise, and Lessee agrees that adequate and sufficient insurance coverage in a recognized company or companies indemnifying the Lessor against public liability and property damage occurring as a result of each and every phase of activity conducted by Lessee in and upon or in connection with the premises herein leased at said airport shall be kept in force and effect at all times during the terms of this lease, the amount of said insurance shall be the sum of \$100,000.00 to cover personal injuries or death to person, with a limit of \$300,000.00 covering any one incident, and the sum of \$50,000.00 covering damage to property. The Lessee agrees to furnish the Lessor with a current insurance certificate naming the Lessor as an additional named insured.

(11) The Lessee agrees to pay all public utility services used or provided in connection with the operation of the premises herein leased at said airport.

(12) The Lessee agrees that its operations will be conducted in and upon the leased premises in strict compliance with the rules and regulations of the Federal Aeronautics Administration and the Greenville Airport Commission and that said business will be transacted in such manner as to develop and maintain the goodwill and active interest of the public. The Lessee agrees to keep the leased premises and facilities open to the public at all reasonable hours and shall keep the premises clean and free from rubbish and in a neat and presentable manner.

(Continued on next page)