

inspection of or repairs to said portions of the building, and the Lessor shall not be under any liability to pay any damage from leaks or other damages caused by the condition of said roof, outer walls or sprinkler system, should any occur, except those leaks and damages due to the Lessor's neglect after written notice from the Lessee and after the expiration of a reasonable time to repair said portions of the building.

(8) IT IS FURTHER UNDERSTOOD that the Lessor shall, at its own cost and expense, install and construct upon the premises hereby demised a railroad side track or switch for the purpose of serving the Lessee and over which the Lessee shall, during the term hereof, have and enjoy shipping facilities for the shipment and receipt of freight and said side track or switch shall be maintained and kept in good order and repair by the Lessor at all times during the term hereof.

(9) The Lessor shall pay, when due, all taxes and assessments which may be legally levied or assessed against said premises during the term of this lease, together with all premiums on fire or liability insurance carried by the Lessor on the demised premises. The Lessee agrees to provide and pay for such workmen's compensation insurance as may be required by the State of South Carolina during the term of this lease on its employees and the Lessee further agrees to carry public liability insurance in amounts of at least Ten Thousand Dollars (\$10,000.00) for injuries or death of one person and at least Twenty Thousand Dollars (\$20,000.00) for one casualty where more than one person is involved; such insurance to be carried by the Lessee shall be for the benefit of the Lessee and Lessor and the Lessee shall furnish unto the Lessor certificates evidencing such insurance. The Lessee