

V.

The Tenant shall at his own cost and expense furnish such utilities as it may require during the term hereof and agrees to pay when due all general property taxes and assessments imposed upon the demised premises for vacant land and improvements. The responsibility for loss of any building situate on the premises at the commencement of the term hereof shall remain upon the Landlord, with respect to which the Landlord may at its own cost and expense carry adequate fire and extended coverage insurance. Furthermore, the Tenant shall have no responsibility whatsoever with respect to repairing and maintaining any improvements now situate on the demised premises.

VI.

At all times during the term hereof the Tenant covenants and agrees to carry at its own cost and expense public liability insurance containing clauses usually found in such insurance in the State of South Carolina and having such coverage as may be sufficient to indemnify, hold free and harmless the Landlord from any judgments resulting from any losses, claims or expenses of any person or persons or damages by virtue of personal injuries, property damages or death in connection with the use of the demised premises.

VII.

If at any time during the term hereof any agency acting under legal powers of eminent domain shall condemn or acquire title to the whole or any portion exceeding twenty-percent (20%) of the total area of land of the demised premises, the Tenant may at its option terminate this Lease by giving written notice