

3.

D. Lessor will pay when due all real property taxes on the leased premises; provided, however, that Lessee will pay in addition to rents any increase in real property taxes levied for years subsequent to 1966.

IV.

Lessee is hereby given the option to extend this lease for an additional period of five (5) years. If Lessee elects to exercise said option, it shall do so by giving Lessor notice of its election to exercise such option at least three (3) months prior to the termination of this lease. This extension shall be upon the same terms and conditions as those set forth herein, except that the rental applicable to said period shall be subject to re-negotiation at the time the option is exercised. If the parties are unable to agree upon the rental to be paid during the said extension period, each party shall choose an arbitrator, and the two arbitrators thus chosen shall elect a third arbitrator of their own choosing, and the three arbitrators thus provided shall determine a fair rental for the premises during the five year extension period.

V.

Lessor agrees to carry fire insurance on the building on the premises hereby leased during the entire term of the lease. Said policy to be written in the name of and for the benefit of the Lessor, and the Lessee as their interest may appear. Lessee shall maintain fire insurance on the contents in the building on the premises hereby leased during the entire term of this lease and any renewals thereof. The Lessee shall at its own expense furnish the Lessor contingent liability insurance in some company permitted to operate in the State of South Carolina, in the sum of Two Hundred Thousand and No/100 Dollars (\$200,000.00) in the case of injury or damage to one person and in the sum of Five Hundred Thousand and No/100 Dollars (\$500,000.00) in case of injury or damage to more than one person in the same accident or occurrence. Such insurance is to be procured at the time of delivery of possession of said premises and buildings to the Lessee and shall be kept and maintained in full force and effect during the entire time of the lease and any renewals thereof. In the event of

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