

protective covenant which would interfere with the contemplated use of the property by Lessee; that there are no mortgages, agreements, indentures of trust or other instruments affecting said property which prohibit or limit Lessee's right to lease and use said property as herein provided; that there is no mortgage instrument, document, or agreement which might in any way affect the term of this lease, and any of the option periods provided therein; and that if Lessee pays the rent and performs its covenants as herein contained, Lessee shall and may peaceably and quietly have, hold, and enjoy the demised premises during the term aforesaid.

ARTICLE IX.

ACCESS: Lessors will permit and provide to Lessee, its customers, and the public a free and unobstructed means of access between the Wade Hampton Plaza Shopping Center parking lot and the demised premises at a point to be selected by Lessee and Lessors. The access way shall not exceed Thirty-two (32) feet in width.

ARTICLE X.

SIGNS. Lessee shall have the right and shall be entitled to display an advertising sign approximately three feet by five feet in size at the entrance located on Wade Hampton Boulevard to the Wade Hampton Plaza Shopping Center parking lot.

ARTICLE XI.

Lessee agrees to indemnify and save harmless the Lessors from any claims for damages arising out of Lessee's use of the premises and Lessee agrees to keep in force public liability insurance with limits of \$100,000.00 - \$300,000.00.

ARTICLE XII.

This instrument shall inure to the benefit of and shall be binding upon all parties hereto, their heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, Lessors have affixed their signatures hereto and Lessee has caused this instrument to be executed by its officer duly

(Continued on next page)