

erection, maintenance and removal of the same; and Lessee shall repair any damage which may have been caused in connection with such signs, their erection and removal;

10) to permit the Lessor to enter the premises at all reasonable times during normal working hours (8:00 A.M.-4:00 P.M.) with proper notice to inspect the demised premises and the machinery and equipment leased hereunder;

11) to keep and maintain the sidewalks, approaches, passageways, parking areas, and loading and unloading areas adjacent to the demised premises in good order, condition and repair, and to promptly remove all snow and ice therefrom;

12a) Lessee, at his sole cost and expense, shall obtain and maintain in force at all times during the initial term or any renewal term of this lease, insurance policies insuring the buildings and other insurable improvements now or hereinafter forming a part of the demised premises and the machinery and equipment against loss or damage by fires and perils insured against under the usual form of extended coverage policy or endorsement and additional extended coverage policy or endorsement in an amount not less than \$575,000. Such insurance shall be obtained from a responsible insurance company or companies licensed to do business in the State of South Carolina and satisfactory to the Lessor. The policies or certificates evidencing the existence of such insurance shall be payable to, delivered and held by the Lessor or its nominee, and shall contain waivers by the insurers of any and all right of subrogation against Lessor or Lessee. Lessor or its nominee shall be empowered by the parties hereto to sign all proofs of loss and collect the insurance funds payable under such policies by reason of any damage or loss as therein provided, and shall hold all funds so collected or received together with all interest which may accumulate on such funds in trust for the benefit of