

Article 6

Remedies and Rights of Lessor

6.1 Governing law. All of the rights and remedies of the respective parties shall be governed by the provisions of this instrument and by the laws of the State of South Carolina as such laws relate to the respective rights and duties of landlords and tenants.

6.2 Rights of lessor. During the continuance of the Lease, the Lessor shall have all rights and remedies which this Lease and the laws of the State of South Carolina assures to him. All rights and remedies accruing to the Lessor shall be cumulative, that is, the Lessor may pursue such rights as the law and this Lease affords to him in whatever order the Lessor desires and the law permits without being compelled to resort to any one remedy in advance of any other.

Article 7

Indemnification of Lessor Against Liability

The Lessee covenants and agrees with Lessor that during the entire term of the Lease, the Lessee will indemnify and save harmless the Lessor against any and all claims, debts, demands, or obligations which may be made against the Lessor or against the Lessor's title in the premises, arising by reason of, or in connection with, any alleged act or omission of the Lessee or any person claiming under, by, or through the Lessee; and if it becomes necessary for the Lessor to defend any action seeking to impose any such liability, the Lessee will pay the lessor all costs of court and attorneys' fees incurred by the Lessor in effecting such defense in addition to any other sums which the Lessor may be called upon to pay by reason of the entry of a judgment against the Lessor in the litigation in which such claim is asserted.

Article 8

Insurance

8.1 Liability insurance. The Lessee shall, during the demised term, maintain a general liability policy in a solvent mutual or stock