

Lessee shall indemnify and save Lessor harmless against any and all claims of third parties, damage and expenses arising from or incident to the business conducted by Lessee in or about the premises, or from any act or negligence of Lessee and its agents, employees, contracting invitees, licensees or other persons with or without authority of Lessee in entering upon or performing any act relating to the leased premises. If any such claim or action is brought against Lessor, Lessee shall assume the defense thereof.

Lessee shall pay and discharge any mechanics', materialmen's or other liens against the premises or Lessor's interest therein claimed in respect to labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or upon the request of Lessee. Lessee may contest any lien claim upon furnishing Lessor reasonable indemnification for the final payment and discharge thereof.

Lessee shall during the entire term of this Lease keep the improvements on the demised premises insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of a similar character located in Greenville, South Carolina, in an amount equal to eighty per cent (80%) of the reasonable value.

Should the whole or any part of the improvements, at any time standing on the demised premises, be partially damaged or wholly destroyed by fire or other casualty during the term of this Lease, such destruction or injury shall not operate to terminate this Lease, but this Lease shall continue in full force and effect and Lessee agrees that at its own expense without unnecessary delay to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss.