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and pay the premiums on a public liability policy in the amount of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00). It is understood that the Lessee shall continue to carry the insurance hereinabove referred to and pay the premiums thereof during the entire term of this lease and during the term of any extension thereof. The Lessee further agrees that upon request of the Lessors the insurance on the improvements shall be increased from time to time as the fair market value of said improvements increase.

- 5. The Party of the Second Part agrees that he shall be responsible for and pay all ad valorem property taxes assessed against the leased premises by Greenville County, South Carolina, during the term of this lease or any extension thereof.
- 6. The Parties of the First Part agree that the Party of the Second Part may at any time during the term of this lease or any extension thereof, make such repairs or improvements to said premises as are previously approved in writing by Lessors that may be appropriate or beneficial, with the understanding that the total cost of any such repairs or improvements shall be the responsibility of the Party of the Second Part.
- 7. The Lessee shall be responsible for the heating bills and all utility costs in connection with the leased premises.

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