

Vol 1113 p. 124

such assurances as the Lessors consider adequate that all such liens which the Lessees elect to contest will be satisfied.

9. INSURANCE: All the property of every kind which may be on the said demised premises during the term hereof shall be at the sole risk of the Lessees, and the Lessors shall not be liable to the Lessees or any other person whatsoever for any injury, loss or damage to any person or property, in or upon the demised premises. The Lessees hereby covenant and agree to assume all liability for or on account of any such injury, loss or damage above described, and to save the Lessors harmless therefrom. The Lessees further agree to maintain, at their expense at all times during the term of this lease, including any and all extensions or renewals thereof, a Broad Form General Liability Insurance which will insure both the Lessors and the Lessees, as their interest may appear, to the extent of not less than Three Hundred Thousand (\$300,000.00) Dollars combined single limit for bodily injury and property damage liability. A Certificate of Insurance evidencing such liability insurance coverage shall be delivered to the Lessors by or at the instance of the Lessees, and such coverage shall not be cancelled without first giving the Lessors at least thirty (30) days written notice of such intent to cancel. Lessees shall procure and maintain at all times during the term of this lease from companies authorized to do business in South Carolina, hazard insurance against fire, lightning and extended coverage up to the full insurable value of the buildings and of the improvements which are placed on the demised premises by the Lessees. The named insured in such policy shall be both the Lessees and the Lessors, as their interest may appear. Copies of all such policies of insurance, together with receipts showing payment of the premiums thereon, shall be deposited with the Lessors at least thirty (30) days prior to the expiration of the term of such insurance coverage. The proceeds from any claim made pursuant to any such hazard insurance policy shall be used exclusively to replace or repair the damaged buildings and improvements. The Lessors agree to pay that portion of the property insurance premium applicable to the buildings as equals the amount of such insurance premium charged for the

0124

4328 RV-2J