

In the event that the Lessee shall fail to pay any of the foregoing items required by this Section to be paid by the Lessee, the County, or the Mortgagee may (but shall be under no obligation to) pay the same and any amounts so advanced therefor by the County or the Mortgagee shall become an additional obligation of the Lessee to the one making the advancement, which amounts, together with interest thereon at the Penalty Rate from the date thereof until paid, the Lessee agrees to pay.

The County agrees that any investment tax credit with respect to the Project shall be made available to the Lessee and the County will fully cooperate with the Lessee in any effort by the Lessee to avail itself of any such investment tax credit.

SECTION 6.4 Insurance Required. Throughout the Lease Term, the Lessee shall keep the Project continuously insured against such risks as are at the time customarily insured against by businesses of like size and type (other than business interruption insurance), paying, as the same become due, all premiums in respect thereto. Such insurance shall include but not necessarily be limited to:

(a) Insurance upon the repair or replacement basis if available, and otherwise to the full insurable cash value of the Project as determined by an insurer selected by the Lessee and satisfactory to the Mortgagee, against loss or damage by fire and lightning, with uniform standard extended coverage endorsement limited only as may be provided in the standard form of extended coverage endorsement at the time in use in South Carolina; provided that the insurance required by this subsection may contain a deductible provision of not in excess of \$50,000 direct damage applicable to each separate instance of loss or damage insured against or such higher amount as the Mortgagee shall approve.

(b) Boiler and pressure vessel (including pressure pipes) explosion insurance in an amount at least equal to \$3,000,000 (with deductible provisions not to exceed \$50,000 with respect to all boilers and pressure vessels and pressure pipes installed in the Project or such higher or lower amount as the Mortgagee shall approve).

(c) General public liability insurance against claims for bodily injury, death or property damage occurring on, in, or about the Project and the adjoining streets, sidewalks, and passageways, such insurance to afford protection of not less than \$500,000 with respect to bodily injury to any one person, not less than \$1,000,000 with respect to bodily injury to two or more persons in any one accident.