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(b) Lessee shall also purchase at its own expense fire and extended coverage and windstorm insurance in an amount equal to ninety (90%) percent of the actual cash value of the buildings and building service equipment. Any policy providing such coverage shall contain the so-called "special coverage all-risk endorsement". Lessor and Lessee shall be named in said insurance policies as their interests may appear.

(7) Lessor does hereby release Lessee, its agents, servants and employees, of and from any liability for damage or destruction of the leased property caused by any negligent act or omission on the part of Lessee, its agents, servants or employees, to the extent that same is covered by insurance. The insurance obtained by Lessee shall waive insured's rights of subrogation in the foregoing respects, if available to Lessee under the laws of the State of South Carolina.

(8) The Lessor shall not be liable for any personal injury to Lessee, its agents, servants and employees, or to any other occupant of any part of the leased premises, or for any damage of any property of the Lessee or of any other occupant of any part of the leased premises, and Lessee shall indemnify and save harmless Lessor against and from any and all claims, damages, costs and expenses, including reasonable attorney's fees, arising from the conduct of the business conducted by Lessee on the demised premises.

(9) Lessee shall maintain the leased premises and improvements thereon in good condition during the term of this Lease, including but not limited to, the roof, gutters and drains, structural parts and exterior of the premises, plate glass, plumbing, heating, cooling and electrical wiring, paving, doors and windows and floors.

(10) The Lessee, during the term, will keep, and at the expiration thereof deliver up, said premises in as good order and condition as the same now are, or may hereafter be put, reasonable wear and tear and damage by unavoidable casualty being alone excepted. The Lessee will not make any alterations, additions or improvements to said premises without the Lessor's prior written consent which shall not be unreasonably withheld,