

premises, with a contractual liability endorsement on the policy, in a company qualified to transact business in South Carolina, stipulating limits of liability of not less than \$100,000.00 for an accident affecting any one person; and not less than \$300,000.00 for an accident affecting more than one person; and \$25,000.00 property damage. Certificate of such coverage from the insurer providing 30 days' notice to Lessor prior to cancellation or termination shall be furnished to Lessor.

EIGHTH. The Lessor shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Lessor to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

NINTH. The Lessee agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State and County authorities applicable to the business to be conducted by the Lessee on said premises and to the Lessee's occupancy thereof. The Lessee agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Lessee agrees to pay any increased insurance premiums on building or contents due to the Lessee's occupancy, as additional rent.

TENTH. The Lessee has hired the demised premises without any representations on the part of the Lessor as to the present or future of the demised premises.

The Lessor shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. The Lessee shall be solely responsible for maintenance of the premises in a good and safe condition and the Lessor shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises.

ELEVENTH. It is further agreed that the rights of the Lessee hereunder shall be and remain subordinate and inferior to the right and lien of any mortgage placed upon said premises by the Lessor, during the term of this Lease, and in the event it should be requested by any person, firm or corporation making a loan, or contemplating the making of a loan, with said property as security, to the Lessor, during the term of this Lease, the Lessee will execute any Subordination Agreement requested of him by such lender.

TWELFTH. In case of violation by the Lessee of the covenants, agreements and conditions contained in this Lease, or any or either of them, and upon failure to discontinue such violation within ten days after notice in writing of such violation addressed by the Lessor to the Lessee, at the demised premises or such other place as may be hereinafter designated in writing by the Lessee, this Lease shall thenceforth, at the option of the Lessor, become null and void, and the Lessor may re-enter without notice or demand; and the rent in such case shall become due, be apportioned and paid on and up to the day of such entry, and the Lessee shall be liable for all loss or damage resulting from such violation as aforesaid. No waiver by the Lessor of any breach of condition by the Lessee shall constitute or be construed as a waiver of any other condition or breach of condition,

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