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limit of not less than Fifty Thousand (\$50,000.00) Dollars in respect to damage to or destruction of property arising out of any one accident. Said policy of insurance shall name both Lessee and Lessor as insureds, as their interest may appear.

(c) All insurance provided for in this Section 6 shall be effected by Lessor through insurers satisfactory to Lessor and Lessee under valid and enforceable policies, and certificates of such policies shall be delivered to each party at the other's request.

(d) Lessor hereby waives all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees for any loss occurring to the buildings and improvements located on the leased premises resulting from any of the perils insured against under the aforesaid insurance policies, regardless of cause or origin, including the negligence of Lessee, Lessee's agents, officers and employees, to the extent of any recovery upon such policies of insurance, provided, however, that in the event said waiver of all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees, shall, during any portion of the term of this Lease, invalidate such policies of insurance in whole or in part, said waiver shall be void and of no force and effect during such portion of the term hereof.

7. Condition of the Premises. Lessor warrants that the premises shall be fit and suitable for occupancy. Lessee agrees not to make any changes, alterations, or additions about the leased property without first obtaining the written consent of the Lessor except as permitted in Paragraph 8 below.

8. Repair and Care of the Leased Premises. Lessee will not commit any waste of the leased premises, nor shall Lessee use or permit the use of the leased premises in violation of any present or future applicable law of the United States or of the State of South Carolina, or in violation of any present or future applicable municipal ordinance or regulation. Lessee may, but at Lessee's own cost and expense and in a good and workmanlike manner, make such alterations and improvements on the leased premises as the Lessee may require for the conduct of Lessee's

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