

may be applied to the payment of such sums and interest, or LESSEE may require LESSORS to pay any unpaid balance. Should the term of this Lease or any renewal term provided for herein expire before such sums with interest have been fully paid to LESSEE, LESSEE may, at its option, continue to occupy said premises on the terms and conditions herein provided until such sums with interest have been fully repaid.

INSURANCE

4. The LESSEE, at his sole cost and expense, shall keep the building on the demised premises insured during the term of this Lease and any renewal term against loss or damage by other risk now or hereafter embraced in the term "extended coverage" and the LESSEE, at his expenses, will also maintain public liability insurance with respect to the demised premises, all of which insurance shall be written by financially responsible insurers duly authorized to do business in the State of South Carolina. Such policies of insurance shall name the LESSORS and the LESSEE as insureds as their respective interests may appear.

In the case of damage by fire or other casualty to the building, the parties agree that the proceeds of any insurance shall be applied to rebuild and repair such damage, and if there is substantial interference with the operation of LESSEE's business, requiring the LESSEE temporarily to close his business to the public, the rental shall be abated during the time the LESSEE's business is closed for this reason. Notwithstanding the foregoing provision, in the event more than fifty (50%) per cent of the said building is damaged or destroyed by fire or other casualty, the LESSEE, at his option, may terminate the lease by giving to the LESSORS written notice of his election to so terminate within forty-five (45) days after the occurrence of the damage.

The LESSORS and the LESSEE and all parties claiming under them hereby mutually release and discharge each other from all claims and liabilities arising from or caused by any

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