

9. In the event any claim or lien of mechanics, materialmen, contractors, sub-contractors or laborers are filed against the demised premises as a result of the construction by Lessee, the Lessor may at her option, but shall not be legally bound to do so, satisfy any such claim and hold Lessee liable therefor with interest and a reasonable attorney's fee as additional rental payments due under the provisions of this Lease. No claim or lien of any mechanics, materialmen, contractors, sub-contractors or laborers for work performed or material supplied in the construction of said buildings shall affect Lessor's ownership of the demised premises and all rights of any such parties shall extend solely to Lessee's lease rights.

10. It is understood and agreed that if any security financing for the construction of said buildings is sought or obtained by the Lessee, it shall be solely upon the Lessee's leasehold rights in and to the demised premises and Lessor shall not be required to subject her freehold interest in said premises to any mortgage or other security in connection with said financing.

11. It is understood and agreed that if a building is constructed by Lessee on the demised premises, he shall thereupon maintain the same in good tenable condition, including but not limited to the roof, outer walls, downspouts, structural portions of the building, the interior walls and the paved areas of the demised premises.

12. Lessor shall not be responsible for any maintenance of the building or land subject to the terms of this Lease.

13. It is understood and agreed that if a building is constructed by Lessee, he will at his own cost and expense maintain fire and extended coverage insurance on said building to the full, insurable value thereof in a form satisfactory to Lessor, and name Lessor as an additional insured in all of said insurance policies, and furnish Lessor with evidence of said insurance, said insurance shall be with reliable insurance companies authorized to do business in South Carolina.

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