

One thousand and no/100ths (\$1,000.00) Dollars per month on or before the 15th day of each month of the term commencing with the initial payment on March 15, 1982. Lessee agrees to pay, in addition to the aforesaid term rental, any increase in taxes, insurance, levies or assessments in excess of those applicable on the date of the execution hereof provided, however, such increase results from the use of the property by the lessee.

- (d) The lessee agrees that it will obtain and maintain during the term of the lease property liability insurance in the amount of at least \$300,000.00 for personal injury and in the amount of at least \$100,000.00 for property damage, naming the lessor as co-insured in all policies. The lessee guarantees to indemnify the lessor and hold him free and harmless in the event of any claims of any kind arising out of the rental of the property hereinabove described.
- (e) ~~The lessee agrees that it will obtain and maintain during the term of the lease fire and extended coverage insurance in an amount at least equal to the replacement cost of the improvements on the property herein leased, naming the lessor as co-insured in all such policies.~~
- (f) The lessee shall insure the payment of all taxes required by law on behalf of itself and its employees.
- (g) The lessee will utilize the leased property for the sale and distribution of aluminum and vinyl building materials ; that the lessee will carry on no other business upon said premises without the written consent of the lessor and any business of the lessee performed on the premises shall be in accordance with the laws of the State of South Carolina and any applicable rules, regulations, orders or directives of any competent officer of the the State or any political subdivision having jurisdiction thereof.
- (h) The lessee shall, without any previous demand therefore, pay to the lessor said rent at the times and in the amount above provided, and in case of non-payment of said rent at such times and place and if the same shall remain in default for ten (10) days after any of said times, and if the lessee shall fail to make said payments within five (5) days after receipt of notice thereof from the lessor, or in case the said leased premises shall be deserted, abandoned or vacated, the lessor shall have the right to take possession of same as agent of the lessee, either by force or otherwise, without being liable for any civil or criminal prosecution therefore, and may lease said premises as agent of the lessee and receive the rent paid therefore. The lessor shall have, and is hereby granted, a lien (in addition to any statutory liens or right to distrain that may exist) on all personal property of the lessee in or upon the leased premises, to secure payment of the rent in performance of the covenants and conditions of this lease.
- (i) The lessee shall have the right to assign or sublease the said premises to any tenant approved by the lessor (such approval shall not be unreasonably withheld) provided, however, that the lessee shall remain fully responsible for payment of the term rental and shall continue to make such monthly rental payments as hereinabove provided, and further, that upon the termination

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