

erty pursuant to the terms and provisions of the Agreement, including, without limitation, (a) all costs and expenses incurred by Company for the account of Owner in connection with (i) the advertising and promotion of the Building, (ii) the maintenance and repair of the Building and the Property and (iii) the heating, ventilating and air conditioning of the Building; (b) all "on-site" administrative costs and expenses, including, without limitation, the salaries and out-of-pocket expenses of Company's "on-site" personnel and reasonable travel and entertainment costs and expenses incurred by Company for Owner's account; (c) all telephone and telegraph costs and expenses and computer fees incurred by Company for Owner's account relating to the operating of the Building; (d) the cost of all utilities serving the Property; (e) the cost of fidelity bonds covering the employees of Company handling the affairs of Owner and the cost of all insurance obtained or maintained by Company for the account of Owner covering the Property and the Building or the operation thereof, including, without limitation, builders' risk insurance, fire and extended coverage insurance, liability insurance, rent loss insurance and workmen's compensation; (f) all Debt Service Payments; (g) all rentals paid to The South Carolina National Bank pursuant to the Ground Lease; (h) all real estate taxes and assessments and all personal property taxes applicable to the Property and to the Building or to any personal property situated thereon which is owned by Owner; (i) all attorneys' and accountants' fees incurred by Company for Owner's account provided Owner has approved said attorneys and accountants and except, however, those fees incurred by Owner with regard to tax services and other matters which are not directly related to the operation of the Building; (j) the Periodic Management Fee and all lease procurement fees; and (k) all costs and expenses incurred in connection with the performance of those Management Duties set forth in Section 5.01 of the Agreement. Operating Expenses shall