

request, Sublessee shall furnish Sublessors with authenticated certificates of such insurance.

6. The Sublessee covenants and agrees to carry fire and extended coverage insurance on all improvements on the demised premises insuring the Sublessors and Sublessee as their interests may appear against hazards, customarily insured against the fire and extended coverage type of insurance as now contained in policies in effect in the State of South Carolina, in an amount at all times equal to the amount of the original first mortgage indebtedness covering the demised premises. The Sublessee also covenants to pay the premium or premiums on any and all of the aforementioned insurance policies, and in the event that the Sublessee fails to make timely payments of such premiums, the Sublessors shall at their option have the right to either declare this Sublease null and void, or advance the amounts required for said premiums, and to add the amount so paid plus any interests and penalties imposed to the next rents accruing by the Sublessee.

In the event that the buildings and improvements constructed on the demised premises are destroyed by fire or other casualty, partially or entirely, the proceeds of the insurance policy or policies there shall be used to restore the premises to their condition prior to the loss. Any additional cost or expenses which may be necessary to restore the premises (in excess of that provided by the insurance policy or policies) shall be advanced by the Sublessee; provided in the event of any damage to or destruction of the premises which cannot reasonably be repaired within Ninety (90) days, Sublessee shall have the option of terminating this Sublease, whereupon all rents hereunder provided shall abate. Any insurance policy required under the terms of this Paragraph shall contain a loss payable endorsement to the Sublessors, Sublessee and any mortgagees, as their interest may appear. A copy of such policy or policies certified by the agent as in full force and effect shall be delivered to the Sublessors.

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