

- c. Not to suffer the estate of the Lessor in the demised premises at any time during the said term to become subject to any lien, charge or encumbrances whatsoever and to indemnify and keep indemnified the Lessor against all such items, charges and encumbrances; it being expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge, or encumbrance, upon the estate of the Lessor in the demised premises.
- d. To keep the said building, so to be erected, and all other buildings and improvements which may at any time during the said term be erected upon the demised premises and the drains and appurtenances in good condition and repair.
- e. Not to make or suffer any use or occupancy of the demised premises contrary to any law or ordinance now or hereafter in force.
- f. To indemnify the Lessor against all costs and expenses, including counsel fees, lawfully and reasonable, incurred in or about the premises, or in the defense of any action or proceeding, or in discharging the premises from any charge, lien, or encumbrance, or in obtaining possession after default of the Lessee or the determination of this demise.
- g. Upon the termination of this Lease, either by lapse of time or otherwise, to surrender, yield and deliver up the demised premises in good condition; and if the Lessee shall abandon or vacate the premises during the term, the Lessor is to make every reasonable effort to relet the premises, and if a sufficient sum shall not be realized, after paying the expenses of such reletting and collecting, to pay the rent hereby reserved, the Lessee will be liable for and pay any deficiency. In the event of default in the payment of any rent due, at the sole option of the Lessor, the Lessor may declare the balance of this lease due and payable, and may terminate and cancel this lease.
- h. At its own expense to insure and keep insured the building or buildings thereon against loss or damage by fire and by extended coverage for not less than eighty per cent (80%) of its insurable value in responsible insurance companies licensed in the State of South Carolina, such insurance to be made payable in case of loss to the Lessee and Lessor, jointly. However, all proceeds of insurance money to be used to repair and restore damaged property at direction of Lessee and Lessor, jointly, such repairs to be made within six months (6) of date of damage; and rent as provided herein to continue during such repair period.
- i. Lessee further covenants and agrees that it will at all times during the term hereof at its own expense maintain and keep in force for the mutual benefit of Lessor and Lessee general public liability insurance against claims for personal injury, death or property damage occurring in, on or about the demised premises or sidewalks or premises adjacent to the demised premises to afford protection to the limit of not less than \$500,000.00 in respect to injury or death of a single person