

(b) The Lessee shall indemnify, hold free and harmless the Lessor from any judgments from any persons resulting from damages arising by virtue of personal injuries or property damages in connection with the use and maintenance of the premises, and shall procure and carry at all times at her own cost and expense a public liability policy, or policies, of insurance, containing the usual clauses found in such insurance, and having a coverage for any one person of not less than \$100,000.00, and for any one accident, not less than \$300,000.00, in which policy, or policies, the Lessor's interest shall be included along with that of the Lessee.

(c) The Lessee shall at all times refrain from doing anything upon said premises that might be classified as a nuisance or in violation of any city ordinance or of any statutory law of the State of South Carolina, it being clearly understood that the Lessee shall conduct a first class, reputable eating establishment of a type to reflect credit upon both parties to this instrument.

(d) The Lessee shall not do or permit anything to be done which might render void or voidable any policy, or policies, of insurance insuring the premises against fire or other casualty.

(e) The Lessee shall not assign this Lease or sublet the whole or any part of the leased property or properties, including both realty and chattels, without first securing the written consent of the Lessor.

(f) The Lessee shall furnish at her own expense, such heat, lights and water as she may require during the term of this Lease.

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