

of the building. Any damage caused by such removal shall be repaired by Lessees at their expense.

The Lessees may assign and sublet their interest or any part thereof in this Lease, however, no assignment or subletting shall relieve Lessees, their Heirs, Executors, and Assigns, of liability from the performance of their obligations hereunder.

Lessees shall indemnify and save Lessors harmless against any and all claims of third parties, damage and expenses arising from or incident to the business conducted by Lessees in or about the premises, or from any act or negligence of Lessees and its agents, employees, contracting invitees, licensees or other persons with or without authority of Lessees in entering upon or performing any act relating to the leased premises. If any such claim or action is brought against Lessors, Lessees shall assume the defense thereof.

Lessees shall pay and discharge any mechanics', materialmen's or other liens against the premises or Lessors' interest therein claimed in respect to labor, services, materials, supplies, or equipment furnished or alleged to have been furnished to or upon the request of Lessees. Lessees may contest any lien claim upon furnishing Lessors reasonable indemnification for the final payment and discharge thereof.

Lessees shall during the entire term of this Lease keep the improvements on the demised premises insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of a similar character located in Greenville, South Carolina, in an amount equal to eighty per cent (80%) of the reasonable value.

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