

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, the Lessee to pay the minimum rent, 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. Also, the Lessor, at its option, may take over any and all equipment, appliances, fixtures, goods, materials, etc., the Lessee might have or own outright, or equities therein, in case of any or such default, if default is not cured within thirty (30) days.

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 (80) percent of its insurable value or the amount of any outstanding mortgage for which the Lessor has subrogated its property, whichever is greater, 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 (6) months 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 \$25,000.00 in respect to injury or death of a single person, and to the limit of not less than \$250,000.00 in respect to any one accident and to the limit of \$25,000.00 in respect to property damage. Lessee shall deliver to

Lessee DBJ-LTD
 Lessor [Signature]
 Lessor [Signature]