

shall deliver up the same in as good condition as the condition in which said premises shall at the commencement of the term hereof exist, reasonable wear and tear and damage by fire or other casualty alone excepted.

13. Liability Insurance. At all times during the term hereof, the Tenant covenants and agrees to carry at its own cost and expense public liability insurance containing clauses usually found in such insurance in the State of South Carolina, and having such coverage as may be sufficient to indemnify, hold free and harmless, the Landlord from any judgments resulting from any losses, claims or expenses of any person or persons for damages by virtue of personal injuries, property damage or death in connection with the use and maintenance of the demised premises. The original copies of such policy, or policies, with proper endorsements and renewals, shall be delivered to the Landlord.

14. Abatement of Rental. In the event the whole or a substantial portion of the improvements on the demised premises should be destroyed by fire or other casualty so as to render the same unfit for occupancy or use, then the rental due and payable hereunder, or a part thereof in proportion to the nature and extent of the damage, shall cease and be suspended until the premises are restored and made fit for occupancy and use. In the event the whole of the demised premises and improvements thereon should be so destroyed, either party may terminate this Lease by giving unto the other written notice within thirty (30) days from the date of destruction of the same.

15. Tenant's Default. In the event that the Tenant fails to pay the rental within thirty (30) days after the same shall become due, or fails and neglects to carry out the covenants and conditions herein imposed upon it, the Landlord may, at its option, declare the rental for the entire term hereof immediately due and payable and proceed to collect the same, or, at its option, declare this Lease breached and terminated and take