

(9) The Tenant covenants and agrees with Landlord that it will not use or permit its premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance. The Tenant agrees it will not use or permit said premises to be used in violation of any State or Federal laws or ordinances of the City of Greenville.

(10) The Tenant shall not have the right to assign or sublet the within premises or any part thereof without the written consent of the Landlord, which consent shall not be unreasonably withheld, except that nothing contained herein shall make it necessary for the Tenant to secure such prior written approval for the use of individual motel rooms by bona fide motel guests.

(11) The Tenant shall keep, save and hold harmless the Landlord from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant, the Tenant's agent or servants or from any loss or damage arising from any fault or negligence by the Tenant or any failure on Tenant's part to comply with any of the covenants, terms and conditions herein contained, or otherwise, and Tenant agrees that adequate and sufficient insurance coverage in a recognized company or companies indemnifying the Landlord against public liability and property damage occurring as a result of each and every phase of activity conducted by Tenant in and upon or in connection with the premises herein leased at said airport shall be kept in force and effect at all times during the terms of this lease, the amount of said insurance shall be the sum of \$100,000.00 to cover personal injuries to or death to person, with a limit of \$300,000.00 covering any one incident, and the sum of \$50,000.00 covering damage to property.

The Tenant agrees to furnish to the Landlord a valid insurance certificate with coverage from the beginning of the term of this lease with appropriate endorsements prior to the commencement of any construction of improvements upon the leasehold premises for the protection of the Landlord

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