

upon the premises of the Landlord in a reputable insurance company or companies licensed to do business in South Carolina in a minimum amount of One Hundred Thousand and no/100 (\$100,000.00) Dollars per person and One Hundred Thousand and no/100 (\$100,000.00) Dollars per accident, protecting Landlord against claims for damages, injuries and losses by Tenant's customers, employees, agents, invitees and licensees coming upon the demised premises. Tenant further agrees to provide evidence of such insurance and of Landlord's interest therein to Landlord upon request.

(12) It is further agreed that the rights of the Tenant hereunder shall be and remain subordinate and inferior to the right and lien of any mortgage placed upon said premises by the Landlord, during the term of this Lease, and in the event it should be requested by any person, firm or corporation making a loan, or contemplating the making of a loan, with said property as security, to the Landlord, during the term of this Lease, the Tenant will execute any Subordination Agreement requested of it by such lender.

(13) In case of violation by the Tenant of the covenants, agreements and conditions contained in this Lease, or any or either of them, and upon failure to discontinue such violation within ten days after notice in writing of such violation addressed by the Landlord to the Tenant, at the demised premises or such other place as may be hereinafter designated in writing by the Tenant, this Lease shall thence forth at the option of the Landlord become null and void, and the Landlord may re-enter without notice or demand; and the rent in such case shall become due, be apportioned and paid on and up to the day of such entry, and the Tenant shall be liable for all loss or damage resulting from such violation as aforesaid. No waiver by the Landlord of

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