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shall cover Lessor and Lessee, as their interests shall appear, insuring the leased premises against loss or damage by fire, lightning and such perils as are from time to time comprehended within the term "Extended Coverage". Replacement value insurance on the contents and trade fixtures installed by Lessee shall be the responsibility of Lessee.

(b) Lessee shall maintain public liability insurance against claims for bodily injury or death and for injury to or destruction of property occurring upon, in or about, or arising from the leased premises such insurance to afford protection to a limit of not less than Three Hundred Thousand and 00/100 (\$ 300,000.00) Dollars in respect to bodily injury or death suffered by any one person, and to the limit of not less than Five Hundred Thousand and 00/100 (\$ 500,000.00) Dollars in respect to any one occurrence, and to the limit of not less than Fifty Thousand and 00/100 (\$ 50,000.00) Dollars in respect to damage to or destruction of property arising out of any one accident. Said policy of insurance shall name both Lessee and Lessor as insureds, as their interests may appear.

(c) All insurance provided for in this Section 6 shall be effected by Lessee through companies of recognized financial standing which are well rated by national rating organizations and are legally qualified to issue such insurance within the State of South Carolina, and shall name as the insured parties Lessor and Lessee as their interests may appear. Such insurance may provide for such reasonable deductible amounts as are customarily provided for in insurance maintained by Lessee with respect to properties owned by it, and may be obtained by Lessee by endorsement on its blanket insurance policies.

(d) Fire insurance premiums to be paid by Lessor is based on Lessee being primarily in the distribution business. Any increase in fire insurance rates resulting from activities of Lessee is to be paid by Lessee in the form of additional rent.

7. Condition of the Premises. Lessor, at his sole costs and expense, shall erect or cause to be erected and completed a one-story metal building containing a minimum of thirty thousand (30,000) square feet of floor space, both office area and storage area, complete with all its component parts, light fixtures, plumbing, electrical, heating and

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Handwritten initials or mark.