

respect to properties similar in character to the Mortgaged Property and as do not in the opinion of an Independent Counsel, materially impair the title to the Mortgaged Property for the purposes for which it was acquired or is held by the Industry, and (vi) mechanics' and materialmen's liens not filed or perfected in the manner prescribed by Title 29, Chapter 5, Code of Laws of south Carolina, 1976, as now or hereafter amended or contested as provided in Section 3 hereof.

3. Maintenance and Modifications of Mortgaged Property by Industry. The Industry agrees that it will at its own expense (i) keep the Mortgaged Property in as reasonably safe condition as its operations shall permit and (ii) keep the Mortgaged Property in good repair and in good operating condition, making from time to time, all necessary repairs thereto and renewals and replacements thereof. The Industry may, also at its own expense, make from time to time any additions or alterations to the Mortgaged Property it may deem desirable for its business purposes that do not adversely affect the operations being conducted in and upon the Mortgaged Property (or, if no operations are being conducted, the operations for which the Mortgaged Property was designed or last modified). Such additions and alterations so made by the Industry shall become a part of the Mortgaged Property. The Industry shall not permit any mechanics' or other liens to be established or remain against the Mortgaged Property for labor or materials

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