

account of construction work by Tenant. It is expressly understood and agreed that from the instant possession of said demised premises is delivered by Landlord to Tenant and accepted by Tenant, Tenant shall and does hereby assume complete responsibility for any injuries or damages to adjacent property owners, to workman and to persons of the general public and to any others as to any liability which arises out of the use, occupancy or construction by the Tenant and hereby warrants to defend at its own cost, against any such asserted liabilities and further warrants that it will hold harmless the Landlord from any such asserted liability and costs attendant thereto. This paragraph shall be construed so as to place the Tenant in the place and stead of the Landlord as to any and all such liabilities except as herein expressly excluded and that Tenant will assume and defend the liabilities growing out of the use, occupancy, possession, alteration, or construction work for the entire term of this lease.

Bolantini's, Inc.
By: [Signature]
Supy [Signature]

All of the covenants, agreements, conditions and undertakings of this lease shall extend and be binding upon and enure to the benefit of the respective successors and assigns of the respective parties hereto in the same manner as if they were in every case named. None of the covenants, terms or conditions of this lease to be kept and performed by the Landlord or by Tenant shall in any manner be altered, waived, modified, changed or abandoned except by a written instrument duly signed, sealed, acknowledged and delivered by Landlord and by Tenant in form entitling same to be duly recorded in the Office of Register of Mesne Conveyance for Greenville, South Carolina.

The Tenant agrees to pay the necessary documentary stamps and recording fees in order for this lease to be duly