

(18) The Tenant shall bear, at its own cost and expense, any and all charges for fuel, water, gas, electric lights, and power used on the lease premises, during the term of this Lease.

(19) The Tenant agrees to provide and pay for such Workmen's Compensation Insurance as may be required by the State of South Carolina during the term of this Lease. The Tenant further agrees to carry public liability insurance in amounts of at least Ten Thousand Dollars (\$10,000.00) for injury or death of one person and at least Twenty Thousand Dollars (\$20,000.00) for one casualty where more than one person is involved, such insurance to be carried by the Tenant shall be for the benefit of the Tenant and the Landlord and the Tenant shall furnish the Landlord with certificates evidencing such insurance.

(20) The Landlord agrees to pay during the term of this Lease all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased. The Tenant agrees to pay all license taxes and other taxes for operation of the business on the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture, and fixtures and other personal property purchased by them or owned by them and brought upon the leased premises.

(21) The Tenant covenants and agrees that it will save harmless and indemnify the Landlord from and against all loss, liability, or expense that may be incurred by reason of any accident with the machinery, equipment, passageways, alleys, elevators, gas or water, or other pipes, or from any damage, neglect, or misadventure to persons or property, arising from or in any way growing out of the negligent use, misuse, or abuse of the premises hereby leased on the part of the Tenant, its officers, agents, servants, or employees.

(22) The Landlord agrees that the Tenant, upon paying the rental herein reserved, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the