

maintain the same, Landlord, upon making written demand upon Tenant and Tenant's failure or refusal to provide the said insurance, shall have the right to obtain the same for the benefit of the parties respectively as their interests may appear, and upon the delivery to Tenant of the policies or certificates of the insurance companies evidencing the issuance thereof, the Tenant shall become obligated to pay the cost thereof as additional rental hereunder promptly upon demand of Landlord.

FURTHER INSURANCE

Tenant further agrees that it will, at its own cost and expense, obtain and maintain any and all insurance which the Landlord or Tenant may be required by law at any time to carry with respect to the leased premises.

CONSTRUCTION OF NEW BUILDING BY TENANT

Tenant agrees that within a reasonable time after the commencement of the term of this lease, it will erect thereon a new one-story brick and steel building, with or without basement at Tenant's option, covering all of said leased premises to the extent permitted by the City of Greenville and all other authorities having jurisdiction over the same, except for such areas, entrance spaces, light or air spaces and/or other spaces as shall be decided upon by the Tenant. The building shall be constructed with brick or with brick backed by concrete block wall, steel frame and bar joists or other municipally-approved construction. Said building shall otherwise be designed and constructed by Tenant according to its desires, including its design and material, and shall be of the type or class desired by the Tenant and shall contain the architectural and structural features which shall be determined by the Tenant, it being hereby intended to give to the Tenant within the limitations hereinabove set forth the freest possible latitude as to the kind of building which it may construct on said leased premises.

The Tenant shall have the right during the term of this lease and at its own expense to add an additional story to the building on the