

leased premises in accordance with the terms of this lease.

The Tenant shall obtain and keep in effect at its own expense during the progress of the work of such building liability insurance protecting the Landlord and Tenant from any and all loss, damage and liability in the event of injury or death to one or more persons during the building of said new building, said policy to be written in the sum of One Hundred Thousand (\$100,000.00) Dollars in a solvent insurance company authorized to do business in the State of South Carolina, of financial standing reasonably satisfactory to the Landlord.

If during the building of said new building, any mechanics' liens or other liens or encumbrances shall be filed against the premises or against the Landlord by reason thereof, the Tenant shall promptly satisfy and cancel of record such liens or encumbrances provided the validity of such charges, liens, claims and/or encumbrances are not contested by the Tenant as hereinafter provided. In the event that the Tenant shall fail to satisfy and discharge all of said liens or encumbrances, the Landlord shall have the right upon giving thirty days' notice to the Tenant to pay the same and charge said payment against the Tenant, which hereby agrees to repay and reimburse the Landlord for said amount so expended with interest at the rate of six per cent (6%) per annum from the date of such payment.

The Tenant shall indemnify and hold harmless the Landlord and the demised premises of and from any and all claims, demands and/or liabilities whatsoever, including but not limited to mechanics' liens or other liens for work performed and/or materials furnished in connection with the construction of said new building.

Anything to the contrary notwithstanding, the Tenant, before proceeding with the construction of said new building, shall deliver to Mark W. Cauble, one of the Landlords, two complete sets of plans and specifications for said new building and shall obtain the written approval thereto from the said Mark W. Cauble, one of the Landlords, which approval the said Mark W. Cauble agrees that he will not unreasonably withhold.